

**C
IMAGINE
GREELEY**

COMMUNITY WORKSHOP #2

August 2, 2017

CITY OF GREELEY COMPREHENSIVE PLAN UPDATE

www.imaginegreeley.com



Welcome!



CITY OF GREELEY COMPREHENSIVE PLAN UPDATE

Today's Agenda

- About Imagine Greeley
- Preliminary Policy Directions
- Opportunity Areas
- Open House

About Imagine Greeley



Two-distinct, but inter-related efforts....

Update to 2060 Comprehensive Plan

- Update trends and background information
- Confirm community vision and goals
- Document our progress to date
- Develop a more targeted policy framework and implementation strategy to support the community's vision

Identification of priority community improvements

- Identify top community priorities to maintain Greeley's quality of life in the face of projected growth
- Inform capital improvement planning and public investment campaigns designed to fund major community improvements over the coming years

About the Updated Comprehensive Plan



About the Updated Comprehensive Plan

Vision Statement:

Greeley values and respects the diversity of its people, cultures, neighborhoods, and resources in a manner that creates and sustains a safe, unique, united, vibrant, and rewarding place in which to live, work, learn, grow, and play. The community promotes a healthy and diverse economy, and a high quality of life that is responsive to all its residents, businesses and neighborhoods.

About the Updated Comprehensive Plan

Core Values:

- **Excellence** in actions, attitudes, and leadership
- **Proactive, progressive, and balanced economic development**
- **Safe, healthy, and inclusive** community
- **Sustainable patterns of growth and development**
- Responsible stewardship of **natural resources and the environment**
- **Distinctive character** and outstanding **recreational and cultural amenities**
- High quality **infrastructure and services**
- **World-class water resources and management**
- **Rich history and diversity** of people, customs, culture, and ideas
- Thriving, connected, and inclusive **neighborhoods**, in all the city
- **Premier educational system** and commitment to lifelong learning
- **Public/private cooperation** to achieve and maintain exceptional community benefits

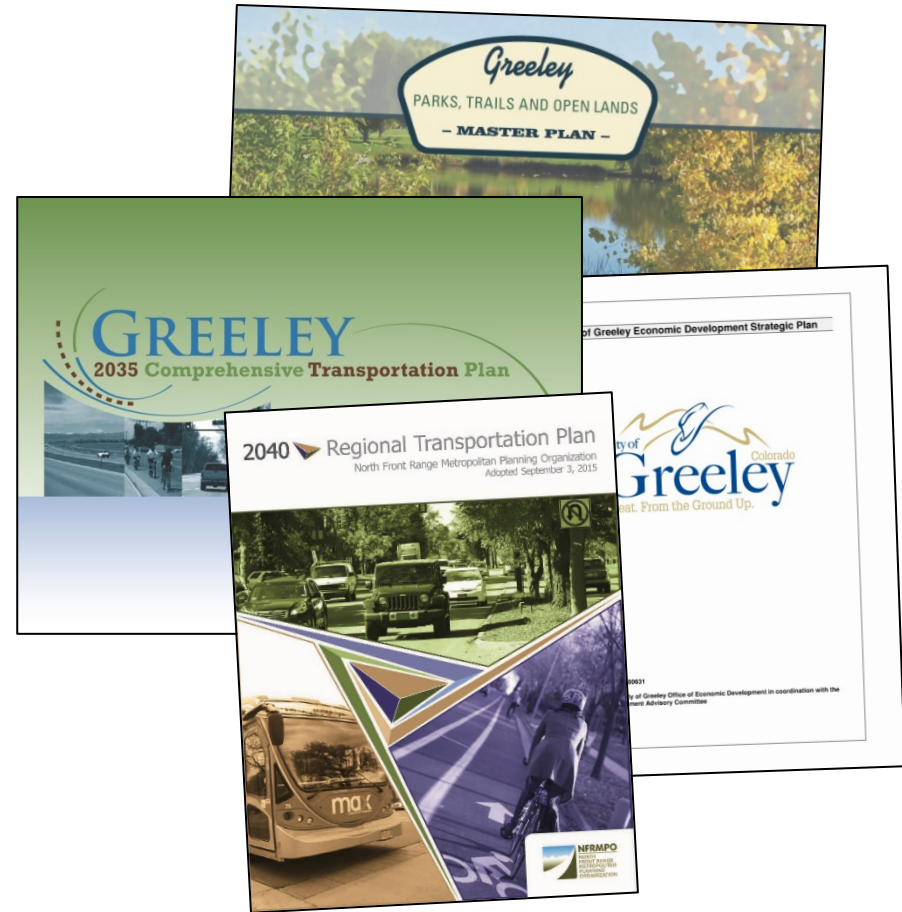
About the Updated Comprehensive Plan

Organized around 10 “elements” or topics:

- Economic Health & Diversification
- Education, Health & Human Services
- Growth & City Form
- Historic & Cultural Resources
- Housing
- Infrastructure
- Natural Resources & Open Lands
- Parks & Recreation
- Public Safety
- Transportation & Mobility

Related Plans and Studies

- Comprehensive Plan provides broad policy guidance on many topics under a single “umbrella”
- Informed and (in some cases) implemented by numerous functional plans and studies



AND MANY MORE

Project Schedule

COMPLETE: 2016 Trends & Key Issues Research / Fall Community Meetings



COMPLETE: Winter Kick-Off Event/Greeley's Vision



COMPLETE: Policy Development: Working Groups & Presentations



UNDERWAY: Alternatives & Community Preferences



SEP-OCT: Draft Plan & Confirmation



NOV-DEC: Adoption



On-going Opportunities for Input



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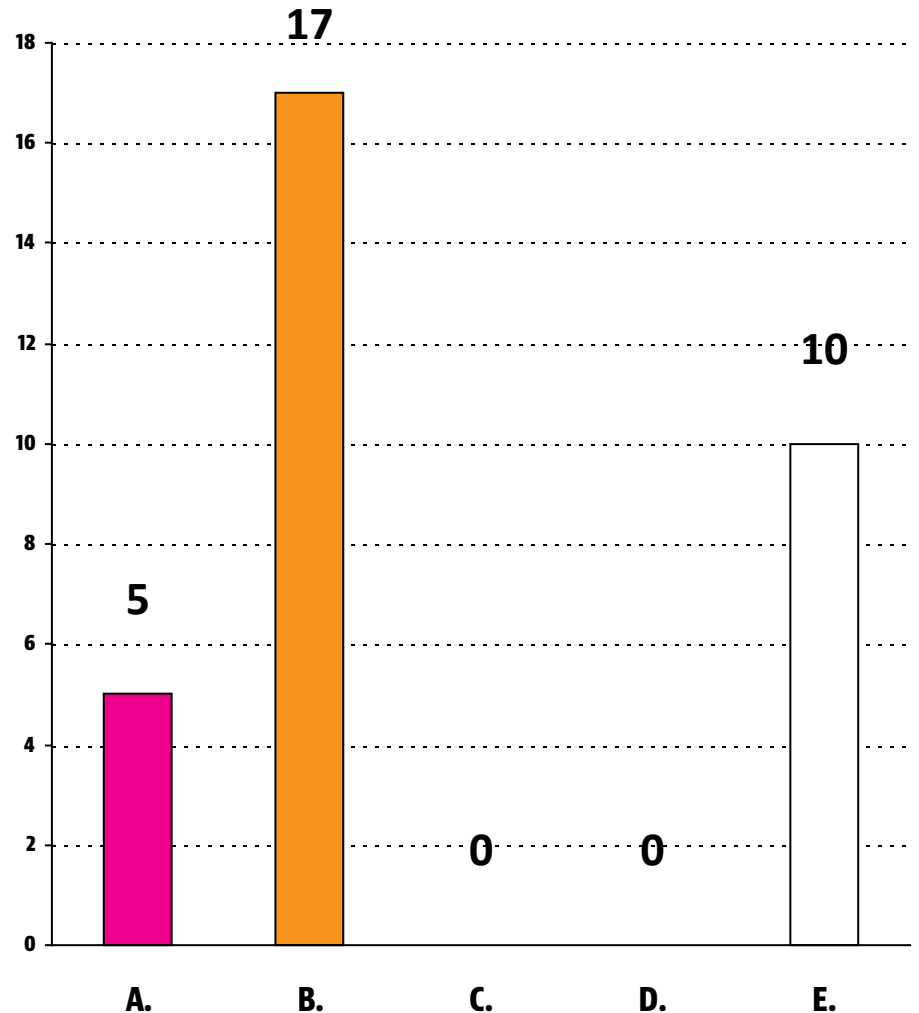


Warm Up



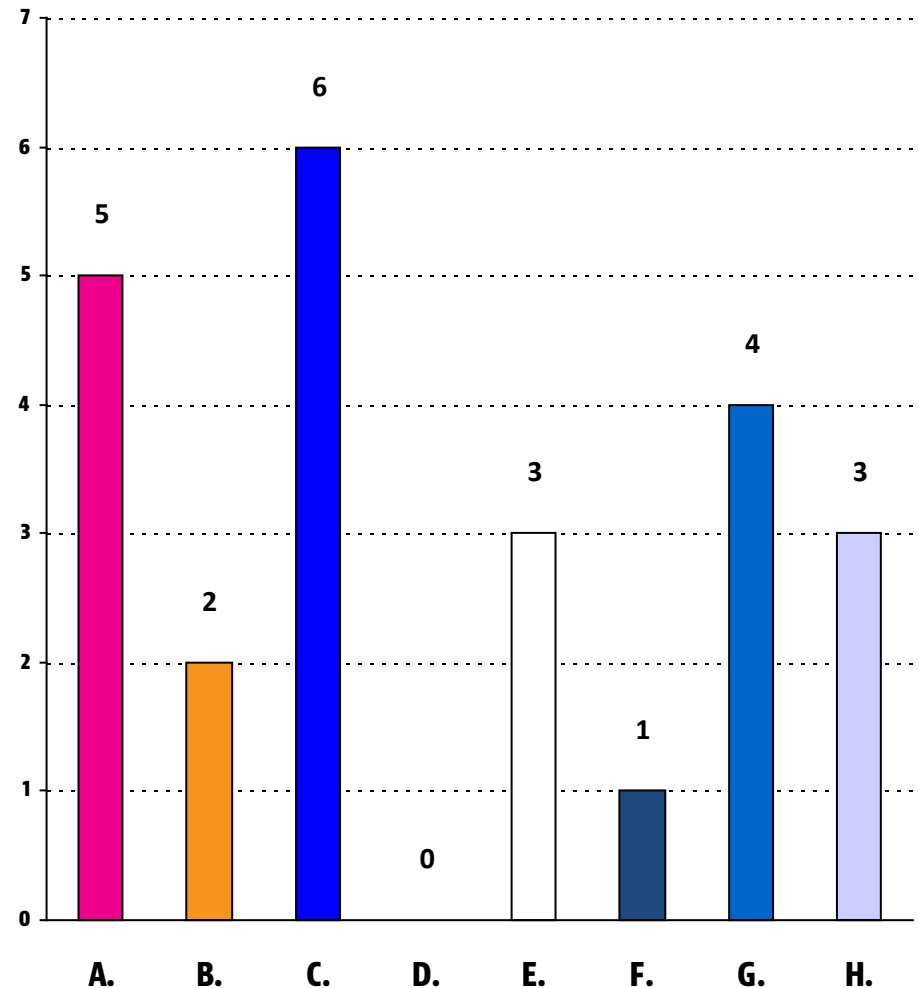
Warm Up: Who founded the City of Greeley/ Union Colony?

- A. Horace Greeley
- B. Nathan Meeker
- C. Lewis Ledyard Weld
- D. Benjamin Harrison Eaton
- E. Tom Norton



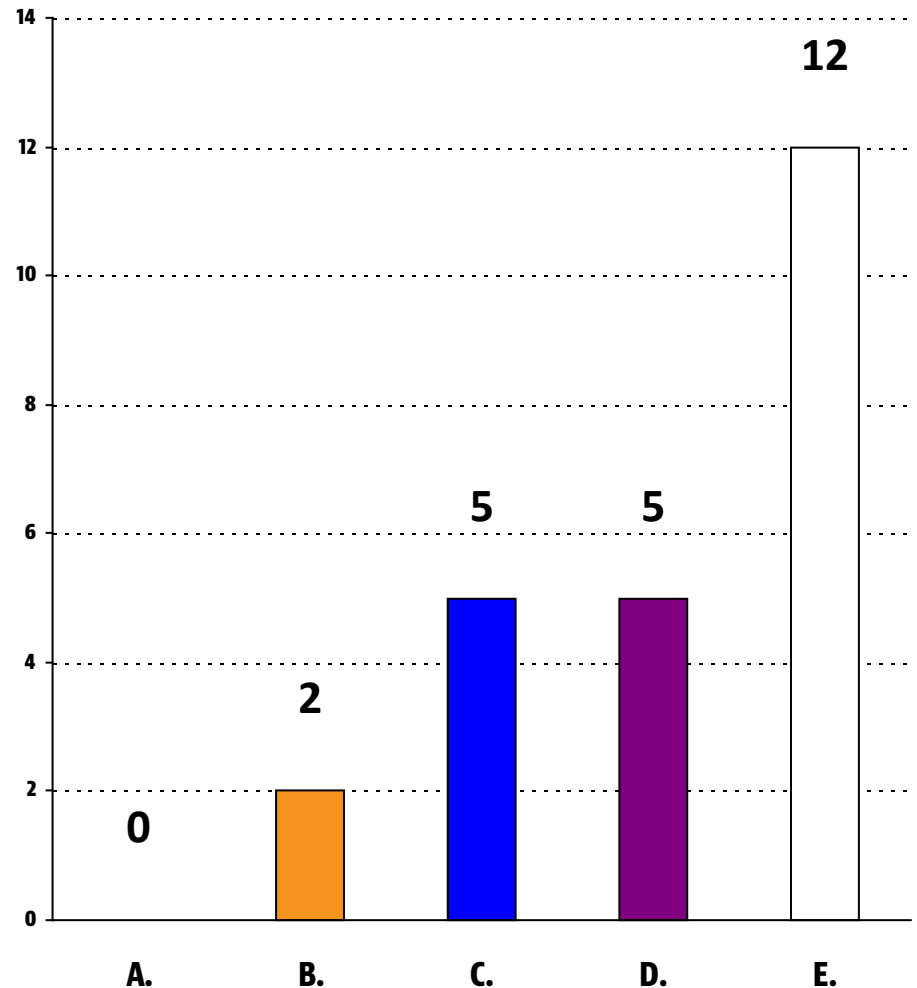
Warm Up: Which of the following was NOT one of the founding principles of the Union Colony?

- A. Family Values
- B. Temperance
- C. Liberty
- D. Agriculture
- E. Cooperation
- F. Education
- G. Irrigation
- H. Religion



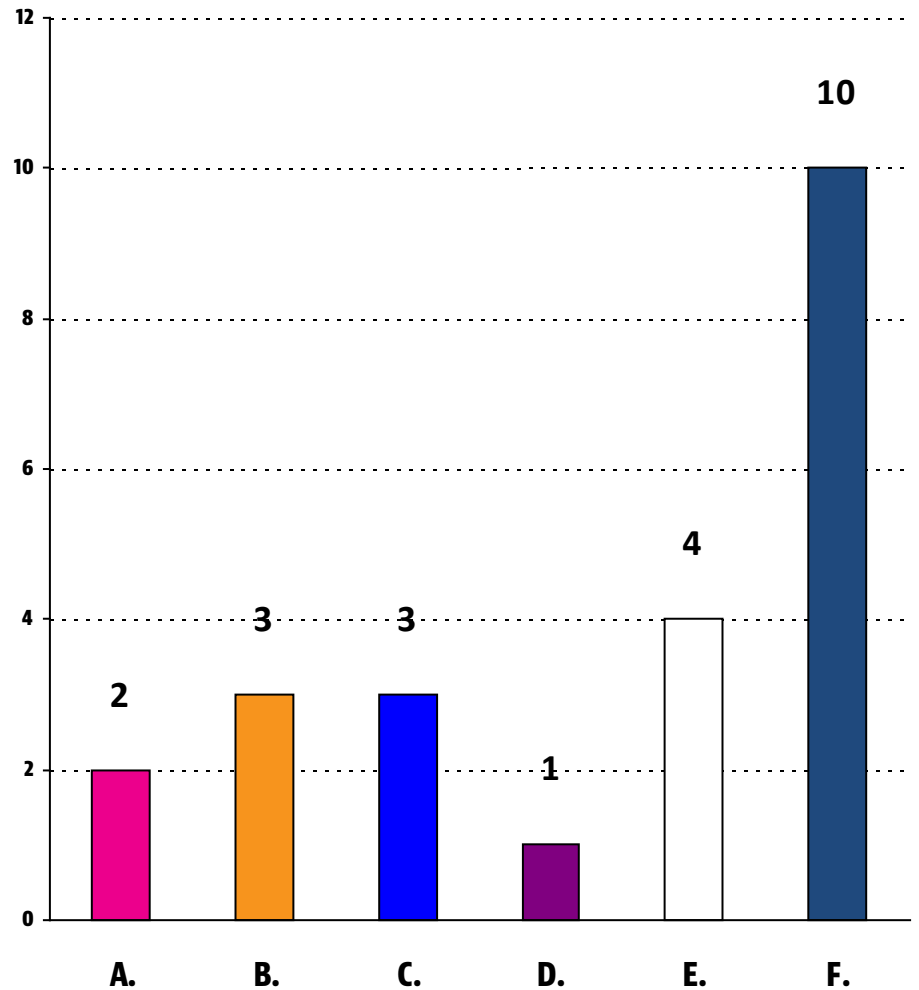
What is your age?

- A. Under 18 years
- B. 18-29 years
- C. 30-44 years
- D. 45-64 years
- E. 65+ years



How long have you lived in Greeley?

- A. Less than 1 year
- B. 1-2 years
- C. 3-5 years
- D. 6-10 years
- E. 11-20 years
- F. Over 20 years



Preliminary Policy Directions

Where do we want to go with our Comprehensive Plan?



Working Groups

- Growth and City Form
- Housing Access
- Economic Health & Diversification
- Livability
- Public Capital & Operations Planning (meeting later)

PROCESS/GROUP STRUCTURE

- About 60 signed up
- Average group size of 14
- Average attendance of 8
- Each met about 5 times
- Each with a chair & staff support
- Reviewed:
 - Thought wall brainstorming
 - Vision statement
 - Core values & guiding principles
 - Existing Goals & Objectives

Working Group Outcomes

- Preliminary goals
 - Areas of general consensus
- Preliminary policy directions (questions)
 - Areas where broader input needed to confirm community objectives or potential strategies to pursue in support of a particular goal
 - Some are geographic in nature (tied to specific opportunity areas)—others are more broadly applicable

Polling Logistics

Other ideas? Jot them down on the form provided as we go...

IMAGINE GREELEY SHARE YOUR THOUGHTS!
Community Workshop Comment Form

Welcome to our second Imagine Greeley community engagement series! Tonight's meeting will include a presentation in which you will be able to respond to a number of survey questions in real-time, seeing how your responses align with those of others in the room. Use the spaces provided below to elaborate upon your answer, as desired, or to provide your response to the "Other" answer option included in many of the questions. These questions will also be available in an online survey posted sometime next week, providing you with additional opportunities to provide feedback on the questions asked here tonight. Visit www.imaginegreeley.com for more information, or to sign up for project updates.

PART I: PRELIMINARY POLICY DIRECTIONS
Growth & City Form

Should the updated Comprehensive Plan encourage a more compact (and potentially higher density) pattern of development?

Use this space to provide additional comments on your answer.

Where should the updated Comprehensive Plan encourage a greater mix of uses?

Use this space to provide additional comments on your answer, or to provide your response to the "Other" answer to this question.

If community separators are incorporated as part of the City's overall growth strategy, what types of approaches/tools should be used to implement them?

Use this space to provide additional comments on your answer, or to provide your response to the "Other" answer to this question.

1

Growth & City Form

Preliminary goals:

- Manage growth effectively
- Promote a balanced mix and distribution of land uses
- Demonstrate stewardship of natural resources
- Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community
- Prioritize infill and redevelopment

POLICY CONSIDERATIONS

- What types of uses should be encouraged in different parts of Greeley?
- Should the Comprehensive Plan promote a more compact (and potentially higher density) pattern of development overall?
- Should the City strive to maintain Community Separators? If so, what types of tools should be considered?

Growth & City Form

Preliminary goals (cont.):

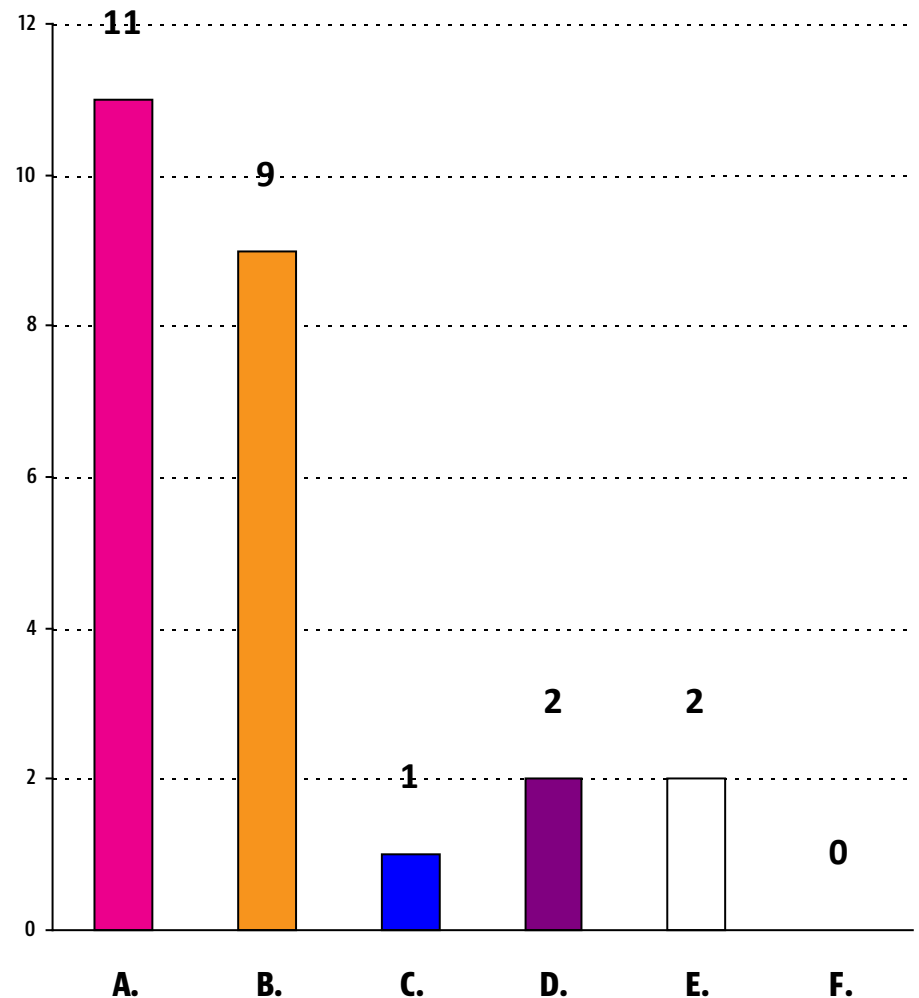
- Maintain and enhance the character and inter-connectivity of Greeley's established neighborhoods
- Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area

POLICY CONSIDERATIONS

- To what extent should the City actively seek to encourage/incentivize mixed-use development outside of Downtown?
- What types of reinvestment are needed/desired in established areas of the City?

Should the updated Comprehensive Plan encourage a more compact (and potentially higher density) pattern of development overall?

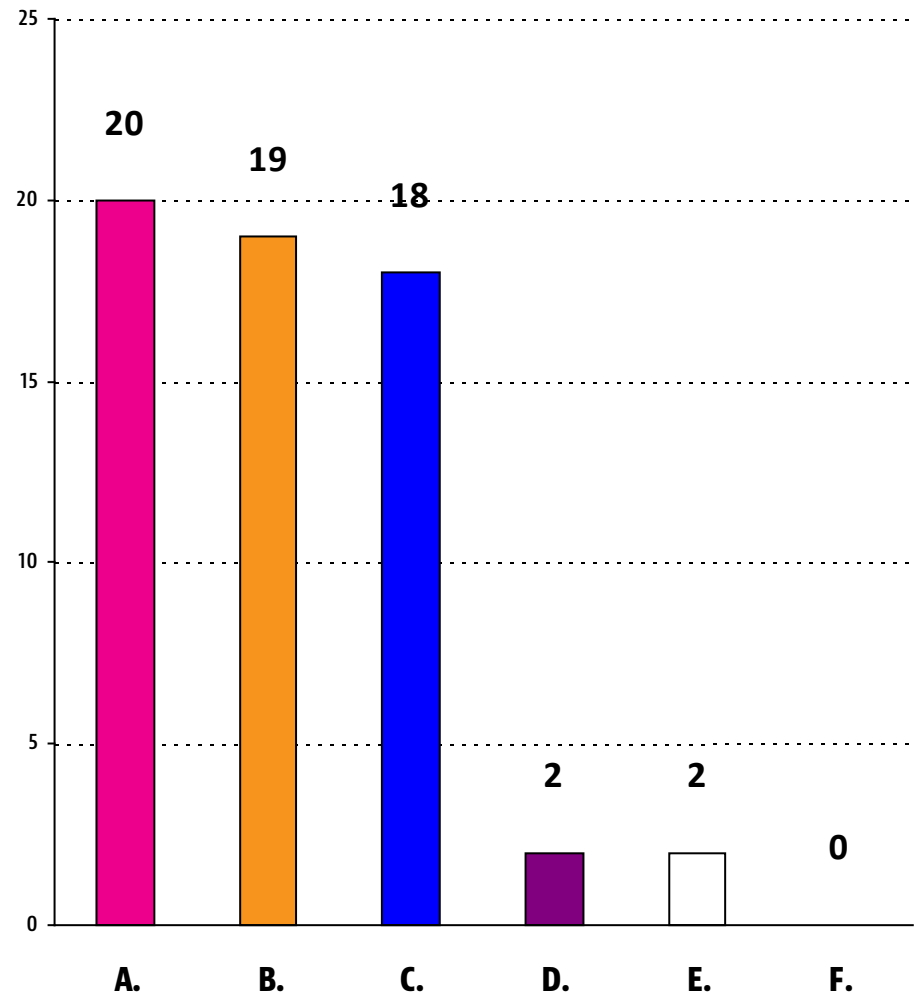
- A. Strongly Agree
- B. Agree
- C. Neutral
- D. Disagree
- E. Strongly Disagree
- F. Not sure/no opinion



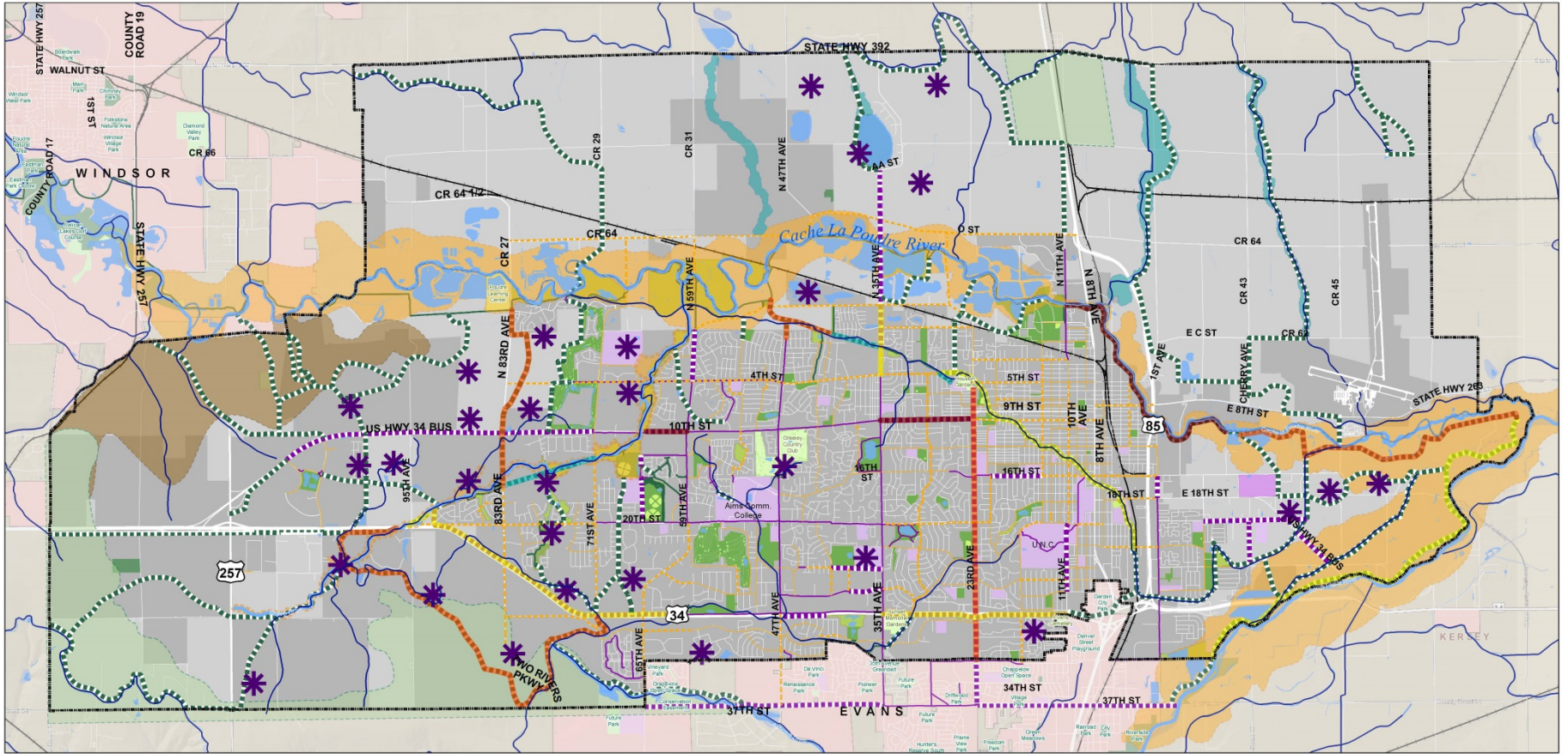
Where should the updated Comprehensive Plan encourage a greater mix of uses?

Select all that apply:

- A. Downtown Greeley
- B. Along major corridors
- C. In retail/commercial centers
- D. Other (please explain)
- E. A greater mix of uses should not be encouraged anywhere
- F. Not sure/no opinion



Community Separators



- City of Greeley
- Long-Range Expected Growth Area (LREGA)
- Neighboring Towns
- Proposed Park Location

- Priority Trail Segments**
- Underway
 - Short-term
 - Mid-term
 - Longer-term

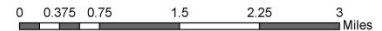
- Other Proposed Trails**
- Proposed On-Street Bicycle Facility
 - Proposed Sidewalk
 - Proposed Off-Street Trail

Legend

- Open Space Potential Focus Areas**
- Secondary Riparian Area
 - Poudre River Corridor
 - South Platte River Corridor

- Sheep Draw Corridor
- Bluffs
- Agricultural views
- Community Separator - West
- Community Separator - South

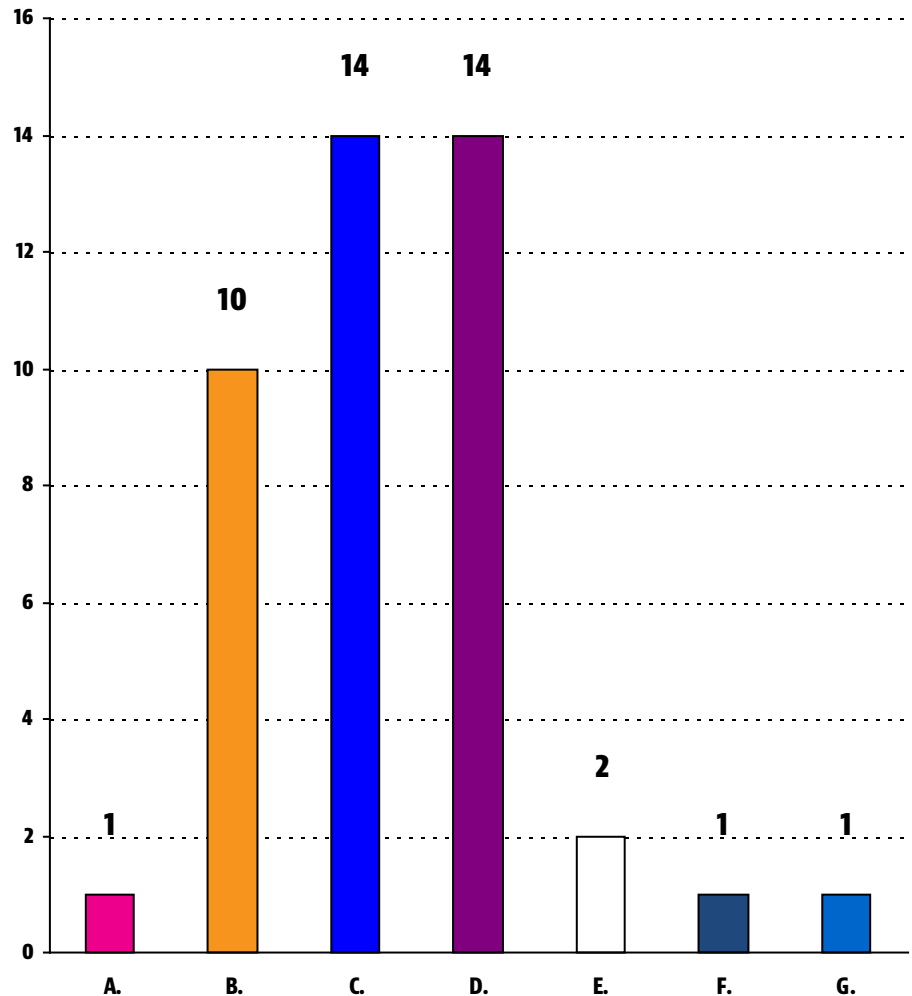
- Existing Bike Network**
- On-Street Facilities
 - Sidewalk
 - Off-Street Trail



If community separators are incorporated as part of the City's overall growth strategy, what types of approaches/tools should be used to implement them?

Select all that apply:

- A. Low density clustered housing
- B. Large (200 to 300 feet) setbacks along major roadways – where applicable
- C. Agricultural preservation through voluntary easements or other mechanisms
- D. Combination of the above
- E. Other (please explain)
- F. Do not support the concept of establishing community separators
- G. Not sure/no opinion



Housing Access

Preliminary goals:

- Improve access to housing for all income levels, ages, and physical abilities
- Encourage a broad diversity of housing options including higher density

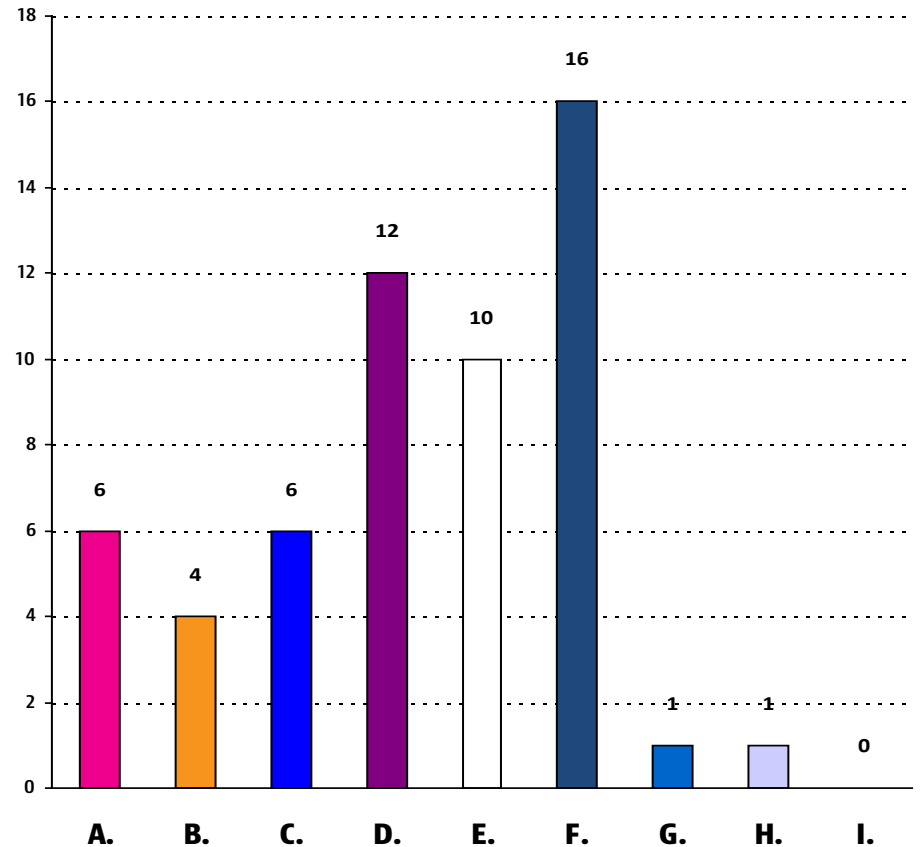
POLICY CONSIDERATIONS

- Where should higher-density, more diverse housing options be encouraged (or not)?
- What types of higher-density housing options are best-suited to Greeley?
- To what degree should the City play an active role in incentivizing or requiring workforce/affordable housing?

Generally, where in Greeley should higher-density housing types be encouraged?

Select all that apply:

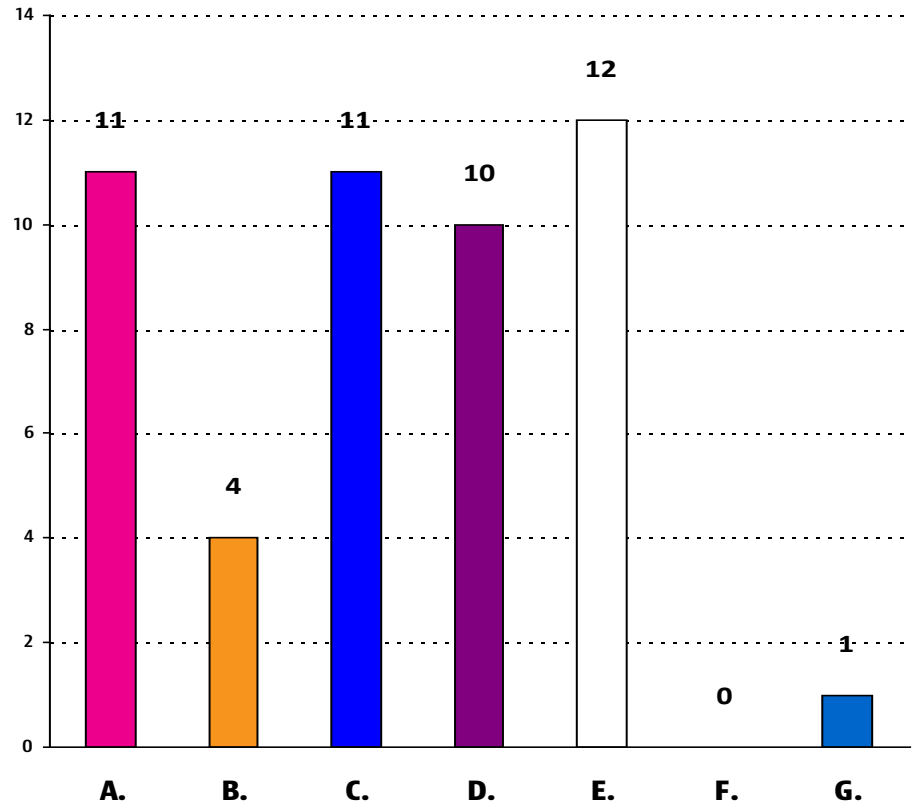
- A. In Downtown Greeley
- B. Along major corridors
- C. In commercial/retail centers
- D. In areas with good access to transit and services
- E. Near employment areas
- F. All of the above
- G. Other (please specify)
- H. No where – I don't want more density in Greeley
- I. Not sure/no opinion



Which of the following strategies for encouraging higher-density housing options is right for Greeley?

Select all that apply:

- A. Creative design at the block level
- B. Increase the occupancy standard (from current 2 un-related people)
- C. Update zoning to allow for more multi-family (require quality design)
- D. Allow more accessory dwelling units (e.g., granny flats)
- E. All of the above
- F. Not sure/no opinion
- G. Other (please specify)



Economic Health & Diversification

Preliminary Goals:

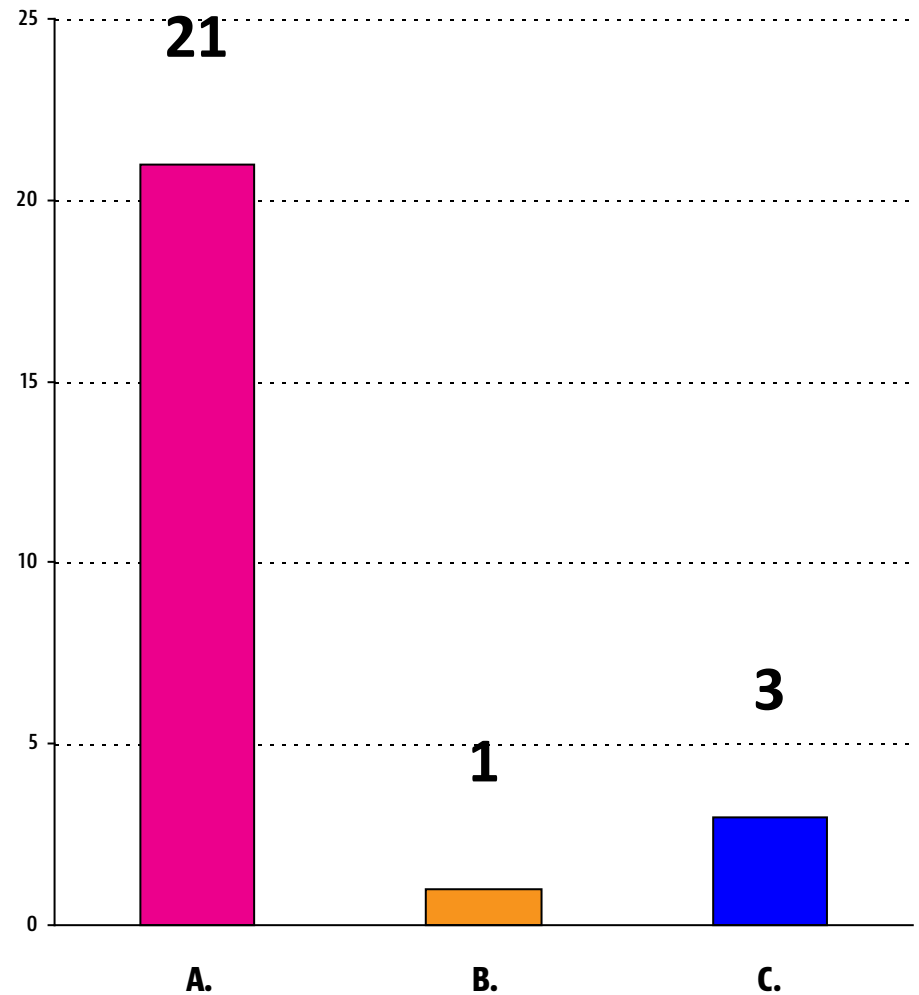
- Promote a healthy, progressive, and competitive local economy
- Promote desired economic industries
- Attract and maintain an employed, skilled, and adaptable workforce
- Facilitate intergovernmental and public/private partnerships

POLICY CONSIDERATIONS

- Should the City take a more proactive approach to economic development?
- What incentives or programs should the City employ to promote development of targeted industries?
- Where should industrial development and other employment-related land uses be encouraged in Greeley?

Should the City take a more proactive role in supporting economic development?

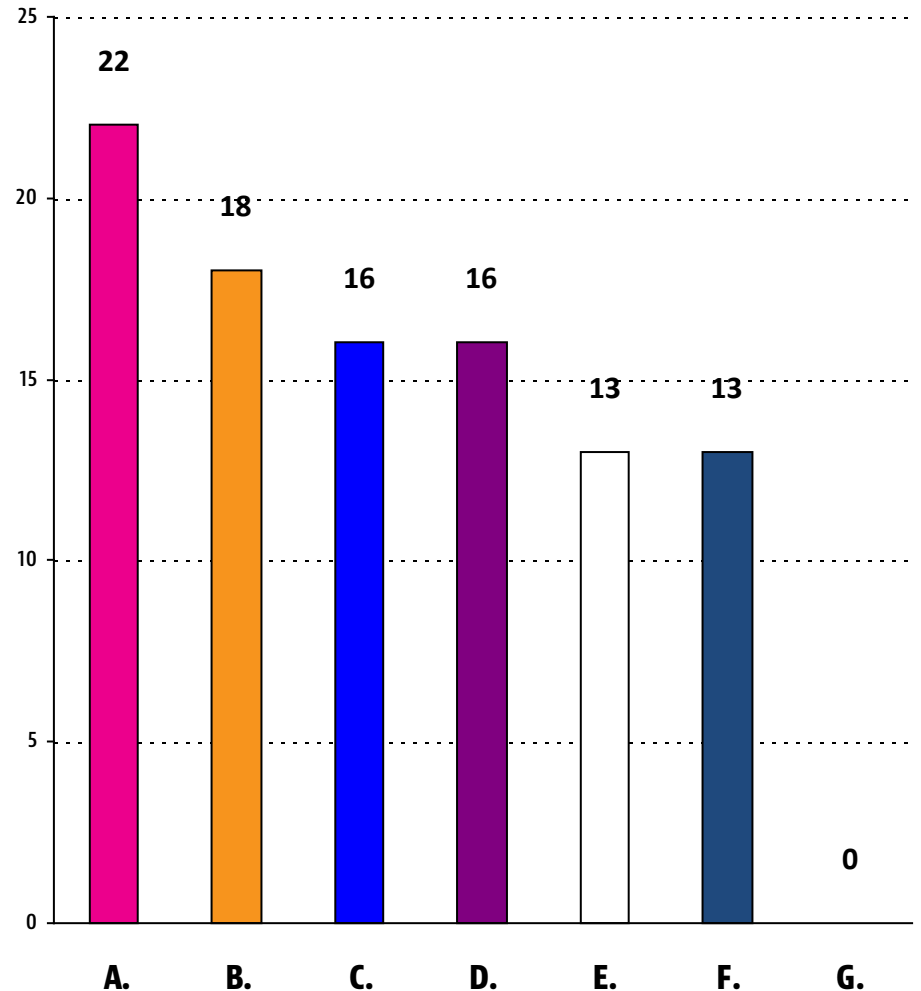
- A. Yes
- B. No
- C. Not sure/no opinion



How should Greeley best leverage its existing strengths?

Select all that apply:

- A. Support "experience economy" (like downtown)
- B. Greeley as "Music City, Colorado"
- C. Promote agriculture-related research/technology
- D. Limit certain land uses (such as gas stations, liquor stores, self-storage)
- E. Become "internship capital" of Colorado
- F. Support the "sharing economy" (cars, homes, tools, etc.)
- G. Other (please specify)



Livability

Preliminary Goals:

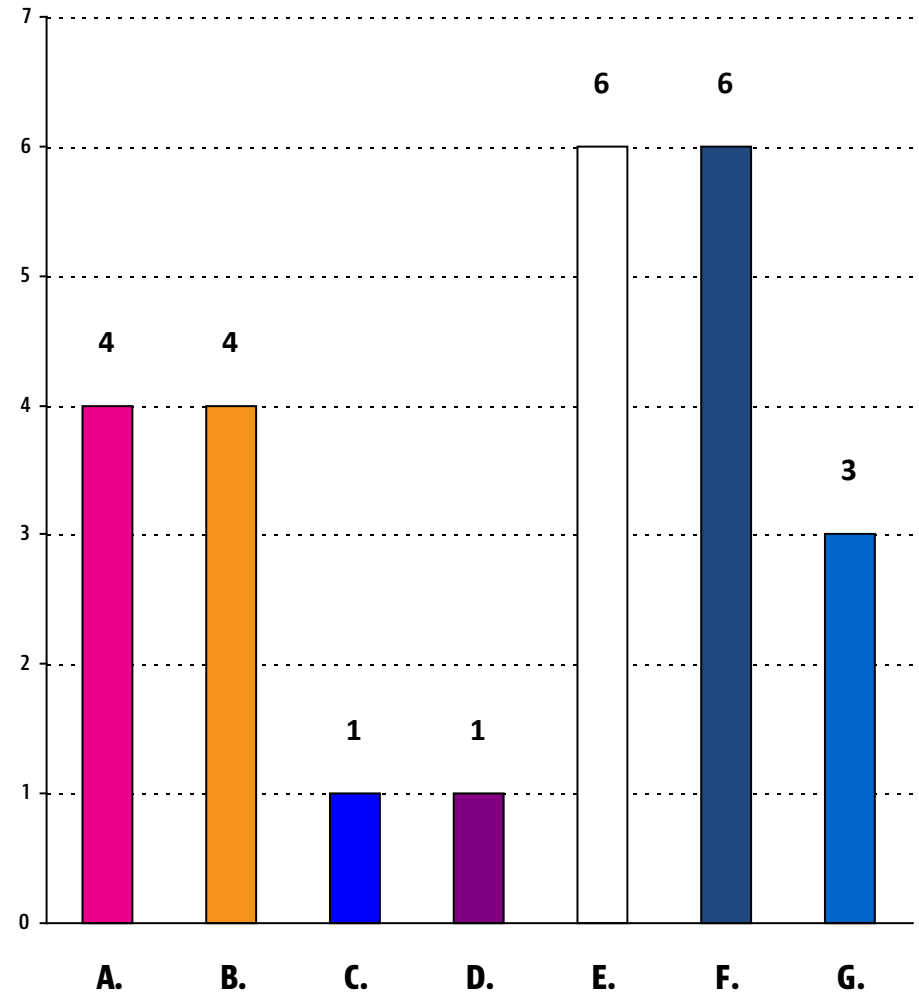
- Develop and maintain an inter-connected system of parks, trails, recreational facilities, and open lands
- Ensure Greeley is a safe and healthy community
- Support and celebrate the rich diversity of the community
- Preserve and promote the community's historic and cultural resources
- Be an education center of excellence
- Develop and maintain an efficient transportation system
- Provide residents with a range of transportation choices

POLICY CONSIDERATIONS

- Where should the City focus its efforts to best improve quality of life for residents?
- To what extent should alternatives modes of transportation (e.g. modes other than the automobile) be prioritized by the City?
- How can the City best support the City's public school system?
- What should be the City's role, if any, in supporting and celebrating the community's diversity?
- How can the City ensure that emergency response and public safety services expand in-line with population growth?

What is the best way to support quality of life in Greeley? (select your top choice)

- A. Encourage recreation and school sports in all parts of the City
- B. Continue image efforts (such as Greeley Unexpected)
- C. Engage UNC faculty and students in the City
- D. Promote Greeley as a safe community
- E. Have cultural events and arts in all parts of the City
- F. Promote school district successes
- G. Other (please specify)



Other Topics to be Addressed

Goals and objectives will be updated/carried forward from current Comprehensive Plan for all of the following topics:

- Education, Health & Human Services
- Historic & Cultural Resources
- Infrastructure
- Natural Resources & Open Lands
- Parks & Recreation
- Public Safety
- Transportation & Mobility

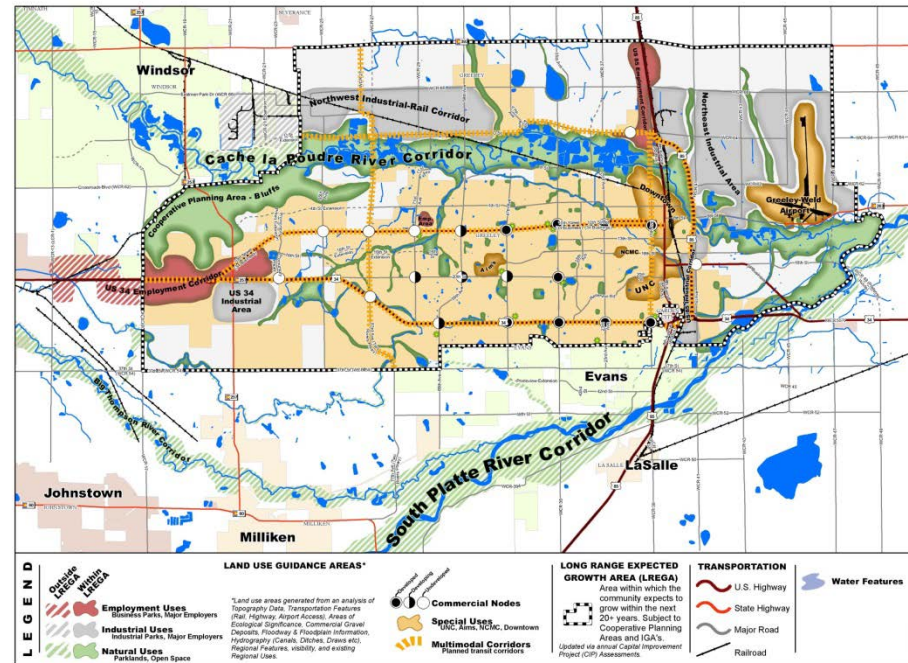
Opportunity Areas

How and where should we grow?

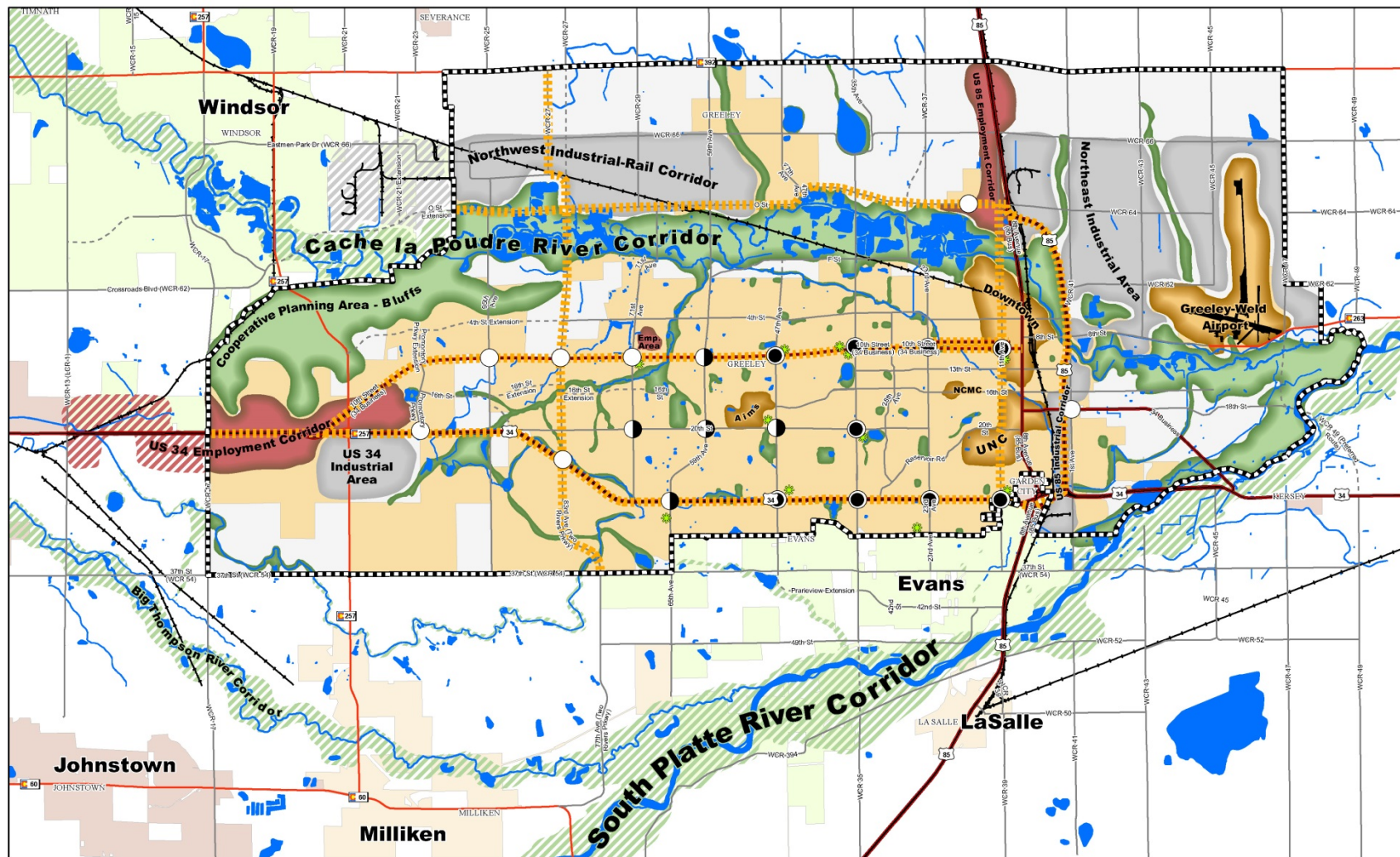


Current Approach: Land Use Guidance Map

- Provides an overview of the desired future land uses in the City and its Long Range Expected Growth Area (LREGA)
- Depicts generalized (not parcel specific) locations of employment, industrial, and natural areas; commercial nodes; special uses; and multimodal corridors
- Does not provide guidance for all areas of the City
- Provides foundation for more detailed zoning



Land Use Guidance Map



LEGEND

- Outside LREGA
- Within LREGA
- Employment Uses**
Business Parks, Major Employers
- Industrial Uses**
Industrial Parks, Major Employers
- Natural Uses**
Parklands, Open Space

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.

- Developed
- Developing
- Underdeveloped
- Commercial Nodes**
- Special Uses**
UNC, Aims, NCMC, Downtown
- Multimodal Corridors**
Planned transit corridors

LONG RANGE EXPECTED GROWTH AREA (LREGA)

Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.
Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway
- State Highway
- Major Road
- Railroad

Water Features

All planimetric data was digitized from aerial photographs dated May/2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.
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Current Approach: Land Use Guidance Map

PROS

- Provides a sense of where certain uses are desired in the future (particularly employment/industrial uses)
- Flexibility—not tied to specific parcels

CONS

- Guidance is given for just a few areas of the City
- Does not include a category for mixed-use or residential uses
- Does not identify areas where infill/redevelopment should be encouraged
- Not clearly tied to goals and objectives of the Comprehensive Plan

Updated Land Use Guidance Map

Objectives:

- Maintain flexibility of current approach while also providing a more detailed and predictable picture about what types of growth are desired and where
- Address infill and redevelopment activity as well as greenfield development
- Link the spatial growth and development of the City to goals and objectives of the Comprehensive Plan

Updated Land Use Guidance Map

- **Neighborhoods**

- High Density
- Mixed Density
- Low Density

- **Areas**

- Employment Areas
- Agricultural Areas
- Natural Areas

- **Centers**

- Downtown Greeley
- Education Hubs
- Town Centers
- Neighborhood Centers

- **Corridors**

- Mixed-Use Corridors
- Neighborhood Corridors
- Greenway Corridors

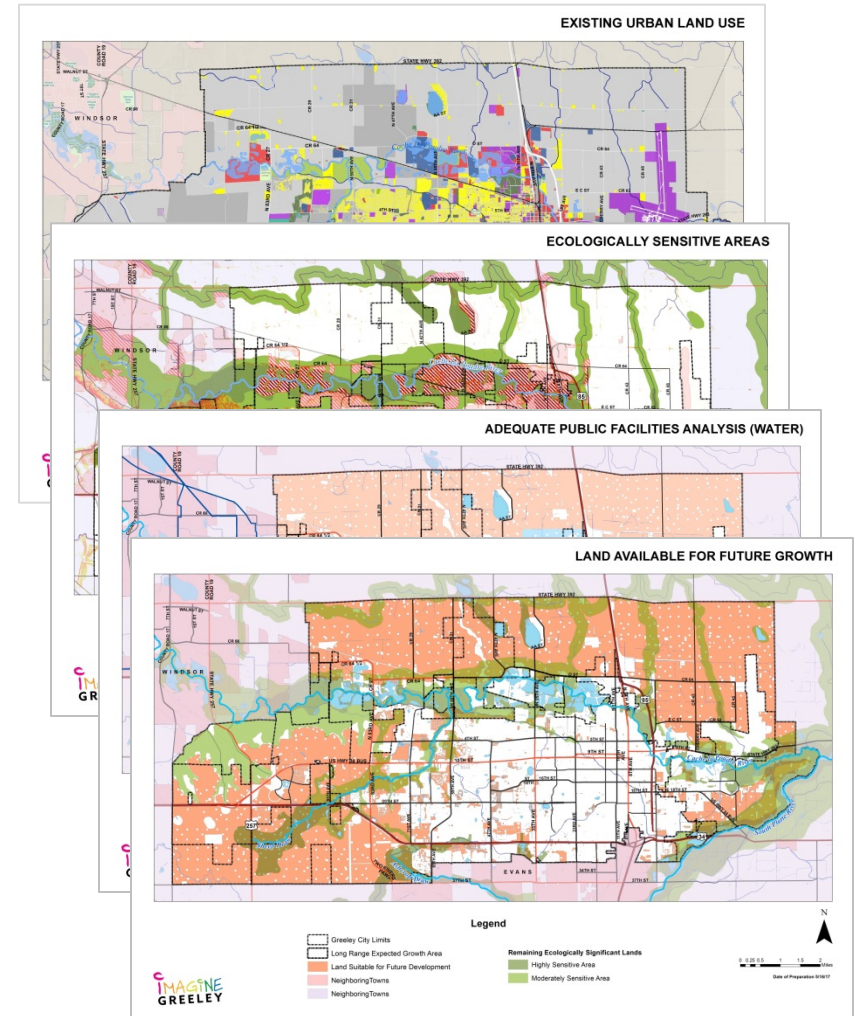
Factors Influencing Growth

- Continued population growth
- Demographic trends
- Desire for a more diverse mix of employers/ industries in the City
- Cost and availability of housing
- Availability of adequate public facilities

Future Growth Capacity

Takes into account:

- Current plans
- Existing land use (developed areas)
- Existing zoning
- Physical constraints (e.g., floodplain, steep slopes, sensitive lands)
- Adequate public facilities (e.g., water, sewer, roadways, parks)
- And many other factors...



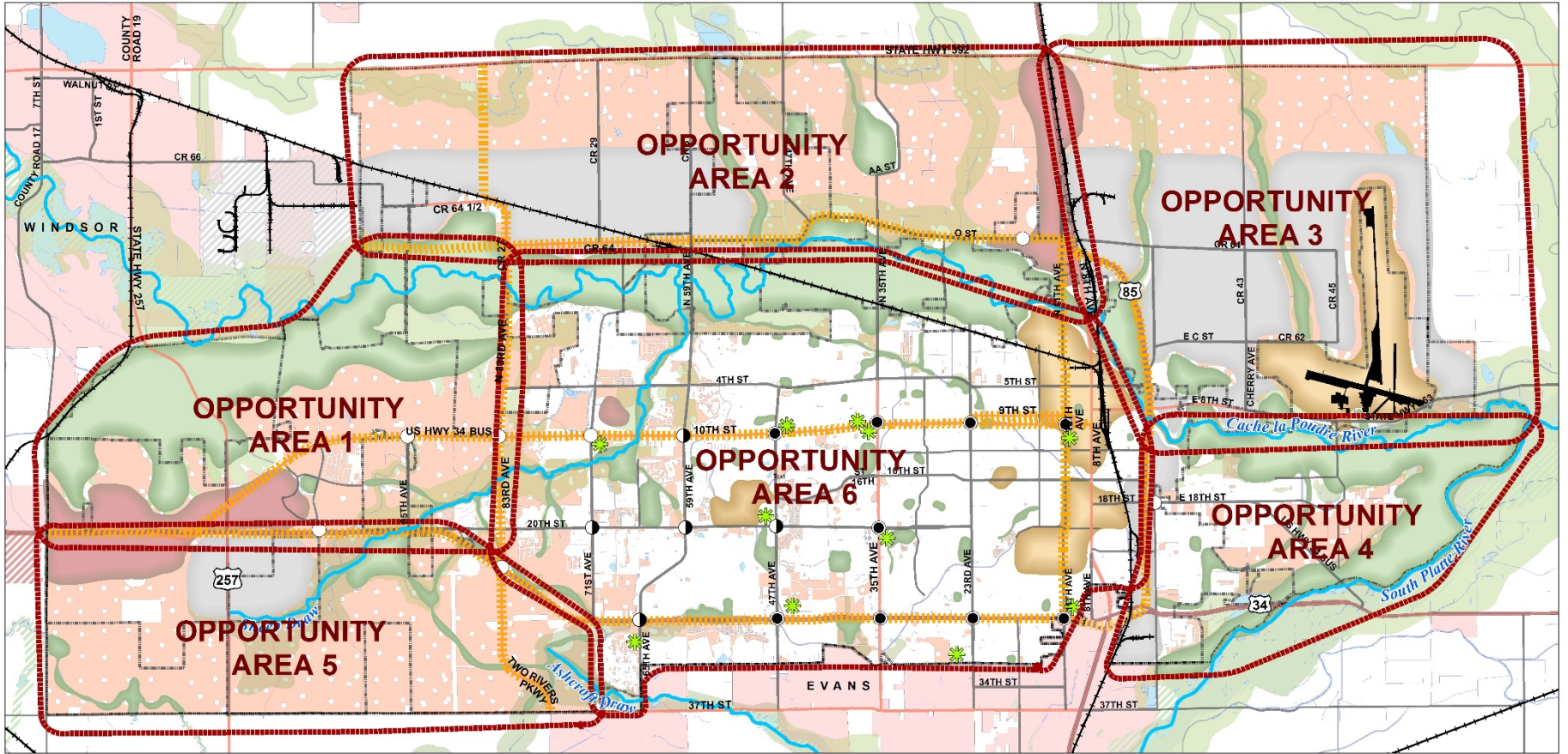
Future Growth Capacity

- ~27,000 acres of developable land remains within Greeley and it's LREGA
- Most largely classified as vacant or agricultural, with no shared vision for desired future uses
- If current trends continue, anticipated growth to 2038 will consume ~10,000 acres

QUESTION TO CONSIDER

- What uses/densities should be encouraged in different opportunity areas to best serve community's needs?

Opportunity Areas



Legend

Commercial Nodes

- Developed
- Undeveloped
- ◐ Developing
- 🌳 Neighborhood Markets
- 🛣️ Multimodal Corridors

Open Space

- 🌿 Within LREGA
- 🌿 Outside LREGA
- 🏡 Special Use District

Suited for Industry

- 🏢 Outside LREGA
- 🏢 Within LREGA

Suited for Employment Uses

- 🏢 Outside LREGA
- 🏢 Within LREGA
- 🏡 Land Suitable for Future Development
- 🏡 Neighboring Towns

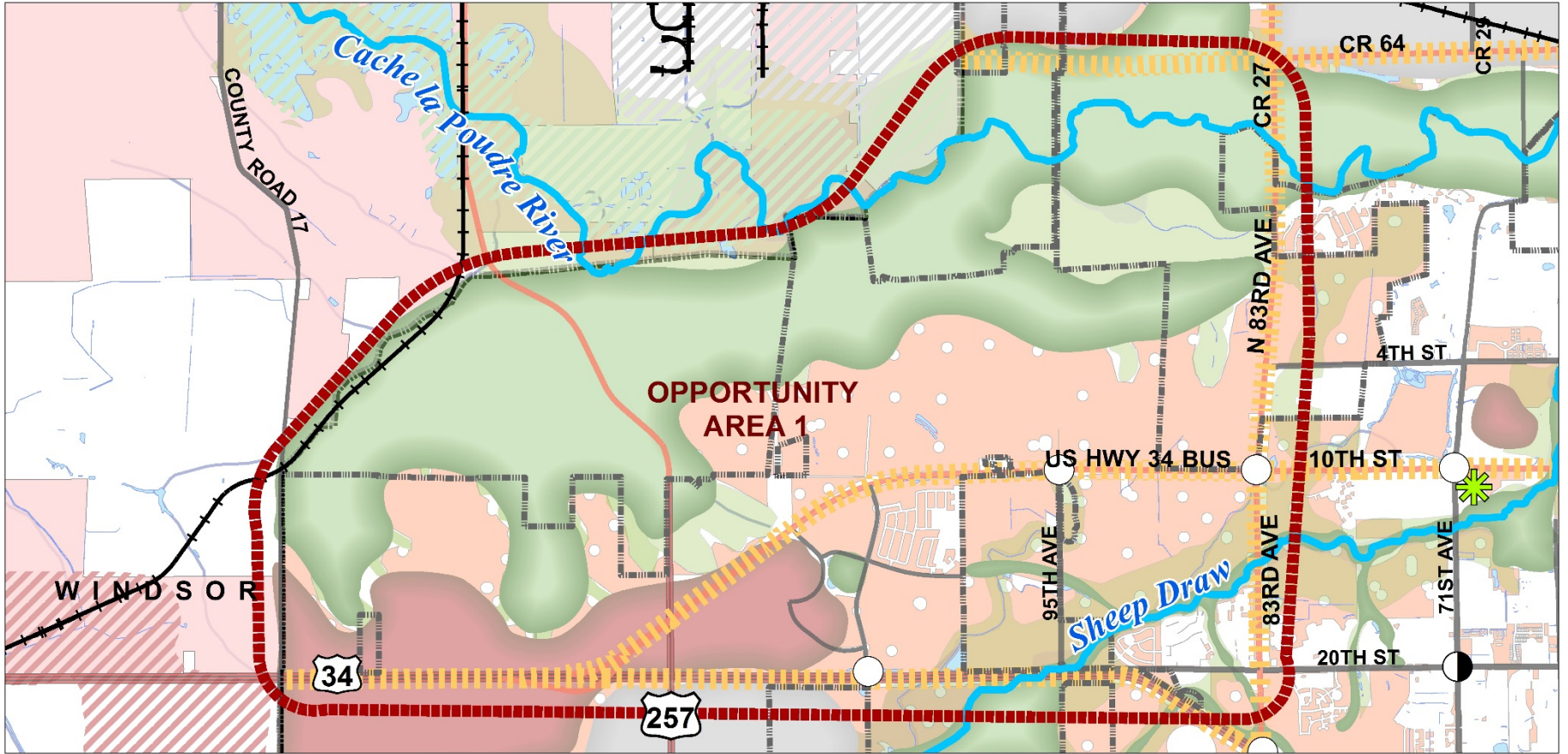
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Date of Preparation 7/26/17

Area 1: US 34 Gateway/Corridor

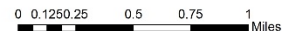


Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- ### Commercial Nodes
- Developed
 - Undeveloped
 - Developing
- ### Open Space
- Within LREGA
 - Outside LREGA

- ### Suited for Industry
- Outside LREGA
 - Within LREGA
- ### Suited for Employment Uses
- Outside LREGA
 - Within LREGA



Date of Preparation 7/26/17

US 34 Gateway/Corridor

ISSUES

- Lack of adequate
- public facilities in some portions of this area (for both industrial/commercial and residential development)

OPPORTUNITIES

- Large, relatively unconstrained existing sites suitable for a variety of uses
- US 34 access
- Western gateway to Greeley
- Potential to provide additional employment
- Potential to provide housing options in close proximity to employment

US 34 Gateway/Corridor

CURRENT POLICY DIRECTION

- Areas for employment and industrial uses generally defined along and south of corridor
- Limited policy direction on desired pattern or character within those areas
- 2016 *Parks, Trails and Open Lands Master Plan* recommends community separator along western edge

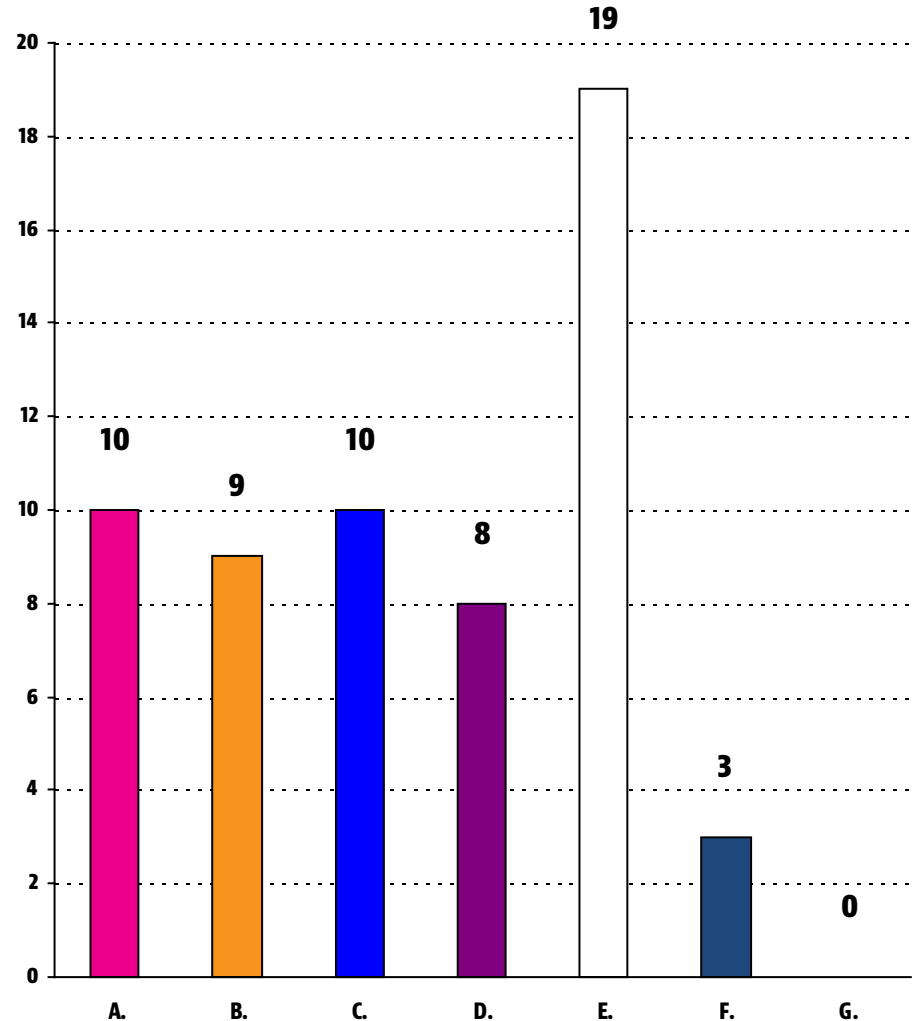
WHAT WE'VE HEARD

- General support for employment/industrial concept as defined in 2060 Plan
- Mixed opinions as to most appropriate focus—office/professional uses or industrial uses
- Some support for a broader mix of commercial/retail uses (particularly along US 34) to support employment uses, as well as residential
- Preserve City identity with setbacks along US 34

Which types of uses should be encouraged along the US 34 Gateway/Corridor in the future?

Select all that apply:

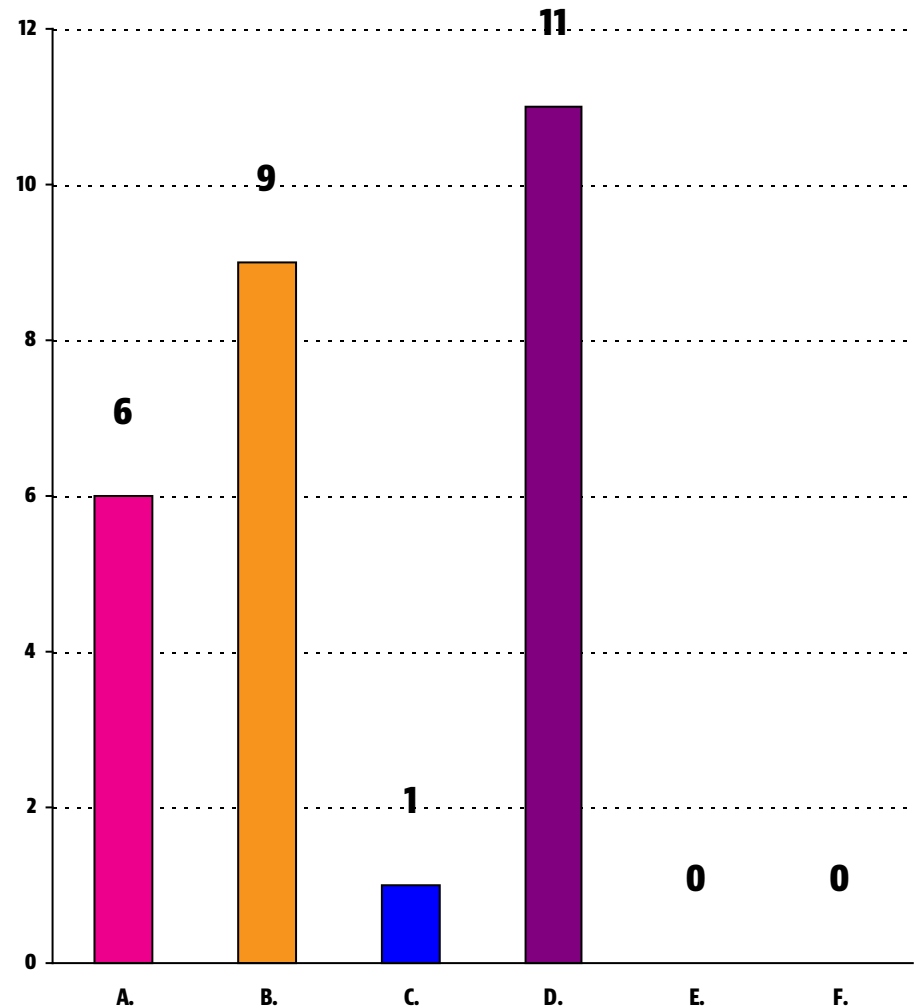
- A. Employment (office/professional services)
- B. Industrial
- C. Commercial
- D. Residential
- E. Mix of employment, commercial, and residential
- F. Other (please specify)
- G. Not sure/no opinion



If residential uses are encouraged in US 34 Gateway/Corridor, what types of housing options would you like to see?

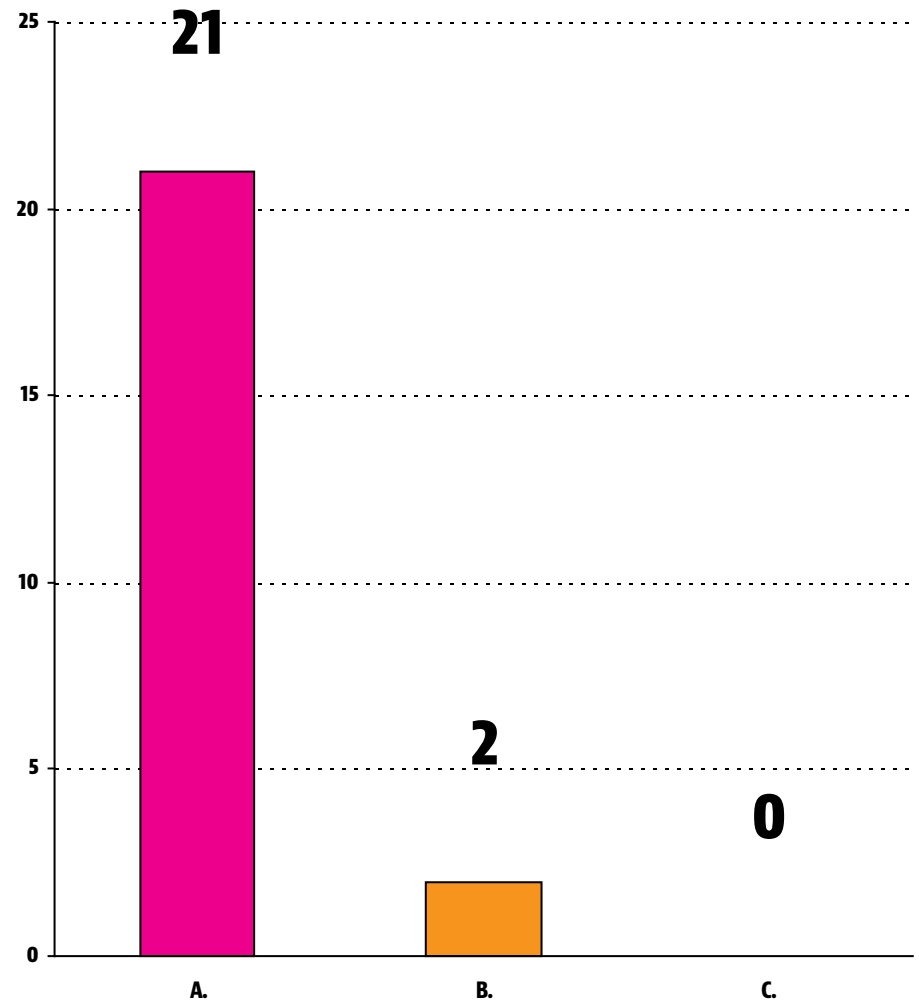
Select all that apply:

- A. High-density residential (multifamily apartments/condominiums)
- B. Medium-density (small lot single family, duplexes, townhomes, etc.)
- C. Low-density (single-family detached homes on larger lots)
- D. A mix of the above housing types and densities
- E. Other (please specify)
- F. Not sure/no opinion

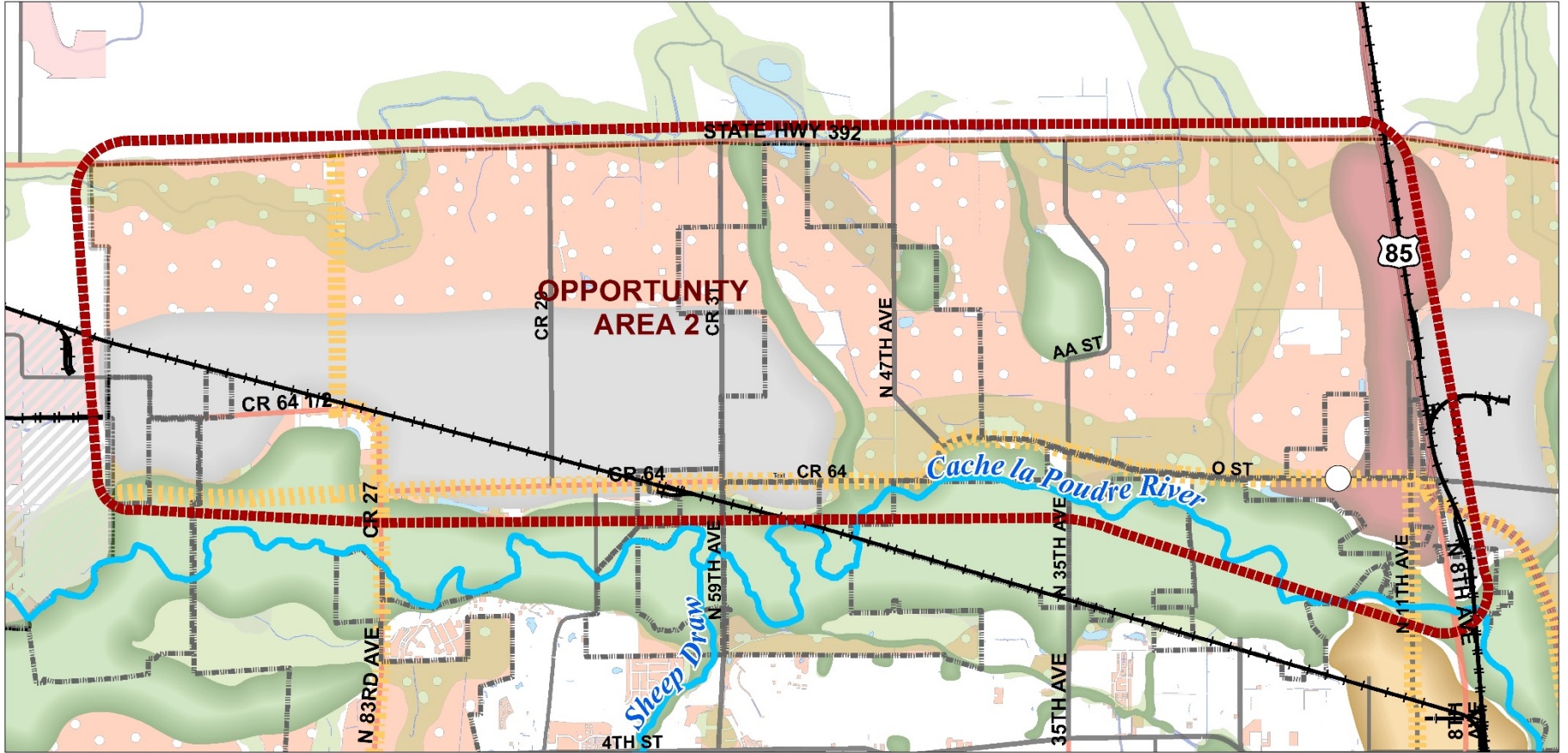


Do you support opportunities to maintain a community separator at the western edge of the US 34 Gateway/Corridor?

- A. Yes
- B. No
- C. Not sure/no opinion



Area 2: North Greeley

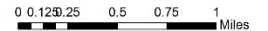


Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- Commercial Nodes**
 - Developed
 - Undeveloped
 - Developing
- Open Space**
 - Within LREGA
 - Outside LREGA

- Suited for Industry**
 - Outside LREGA
 - Within LREGA
- Suited for Employment Uses**
 - Outside LREGA
 - Within LREGA



Date of Preparation 7/26/17

North Greeley

ISSUES

- Lack of adequate public facilities and roadway infrastructure to support development
- Relatively isolated from other developed areas in Greeley, particularly commercial areas

OPPORTUNITIES

- Access to rail
- Proximity to/views of the Poudre River corridor
- Proximity to Windsor
- Greenfield (new) development space
- Portions are already within City limits

North Greeley

CURRENT POLICY DIRECTION

- Included in LREGA
- West of 47th and South of WCR 66 defined as Northwest Industrial Rail Corridor
- No direction regarding desired land uses provided for areas to north and east
- Existing intergovernmental agreement with Windsor

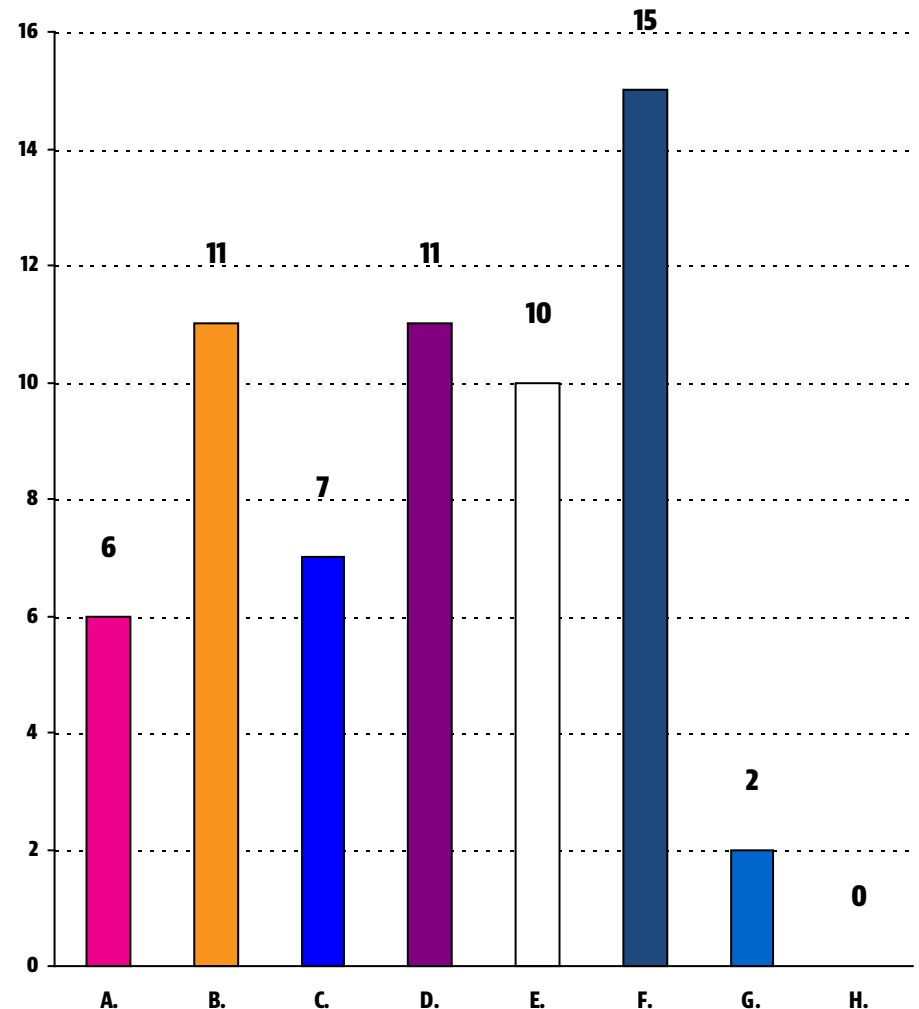
WHAT WE'VE HEARD

- Varied preferences expressed during March workshop:
 - Residential focus
 - Employment focus
 - Mix of residential, employment, and commercial uses

What types of uses should be encouraged in North Greeley in the future?

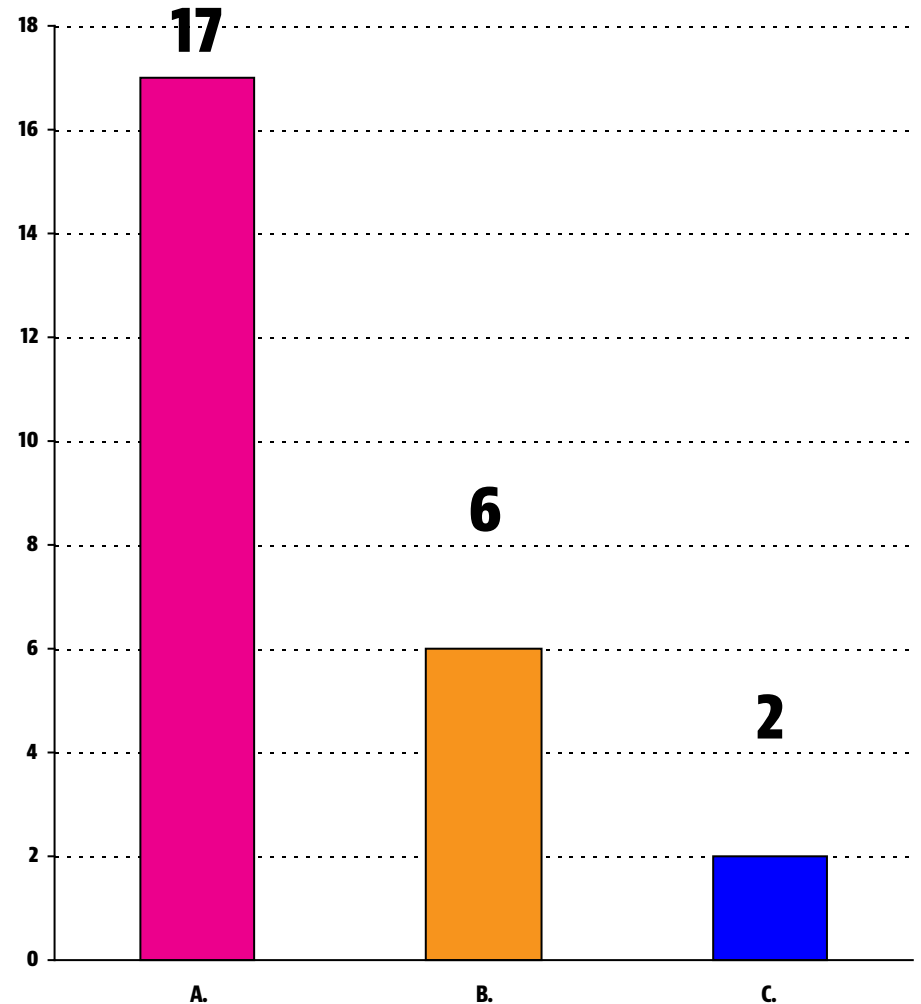
Select all that apply:

- A. Employment (office and professional services)
- B. Residential
- C. Commercial
- D. A mix of the above uses
- E. Industrial
- F. Agriculture
- G. Other (please specify)
- H. Not sure/no opinion

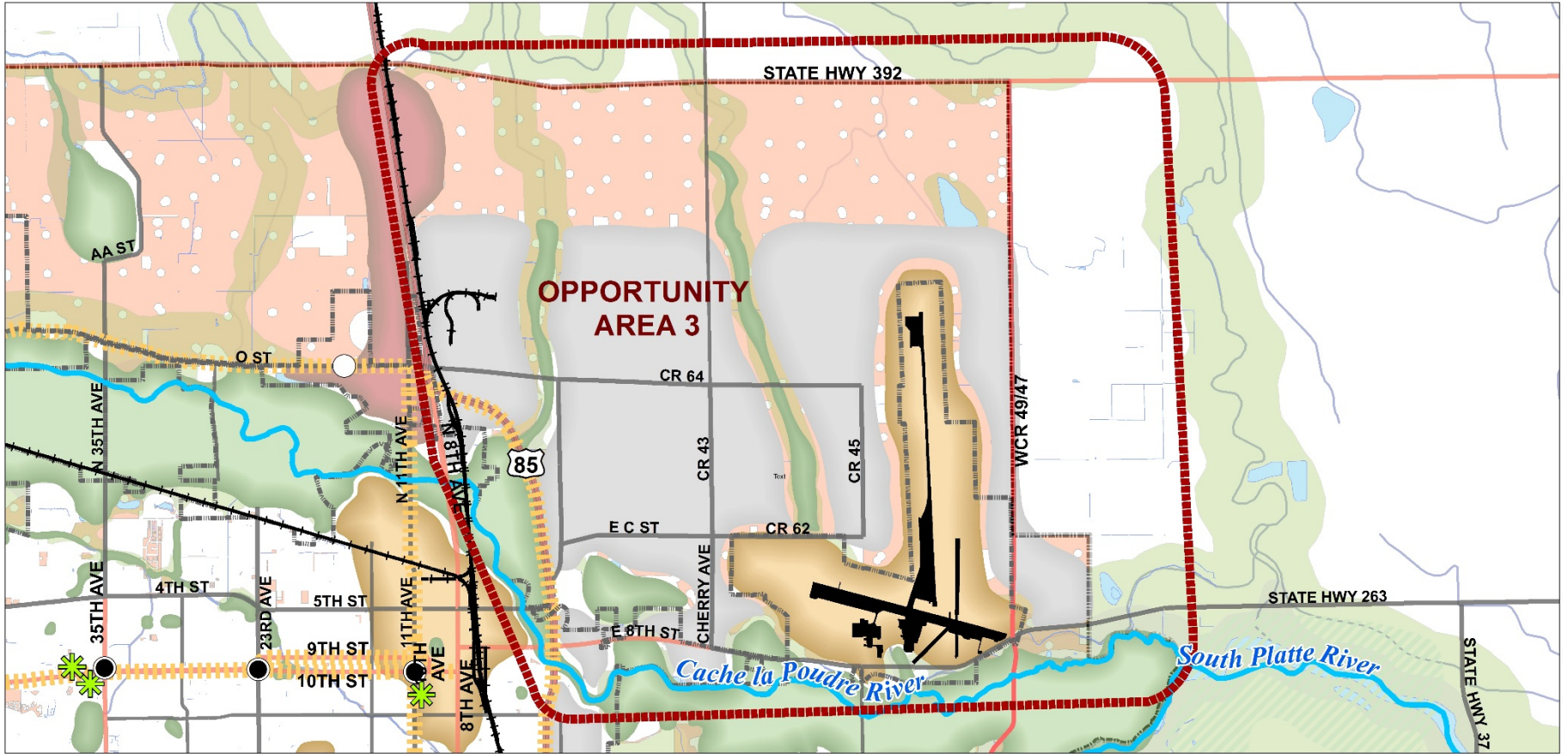


Should opportunities to maintain community separators be explored in North Greeley?

- A. Yes
- B. No
- C. Not sure/no opinion



Area 3: Northeast Greeley

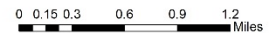


Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- ✱ Neighborhood Markets

- Commercial Nodes**
- Developed
- Undeveloped
- Developing
- Open Space**
- Within LREGA
- Outside LREGA

- Suited for Industry**
- Outside LREGA
- Within LREGA
- Suited for Employment Uses**
- Outside LREGA
- Within LREGA



Date of Preparation 7/26/17

Northeast Greeley

ISSUES

- Fire station is needed to meet the City's adequate public facilities requirement
- Southern portion of area is located in the floodplain
- East/west roadway connectivity limited by airport runway configurations

OPPORTUNITIES

- Area has available land and longer-term water and sewer capacity
- Weld County Parkway enhances north-south connections between I-76 and Hwy 14
- Potential to expand industrial opportunities in the area by enhancing infrastructure and/or removing portions of the East 8th St. Corridor from the floodplain
- Potential to develop WCR 64 (Future Crossroads Blvd.) and Cherry Ave. as an internal street system

Northeast Greeley

CURRENT POLICY DIRECTION

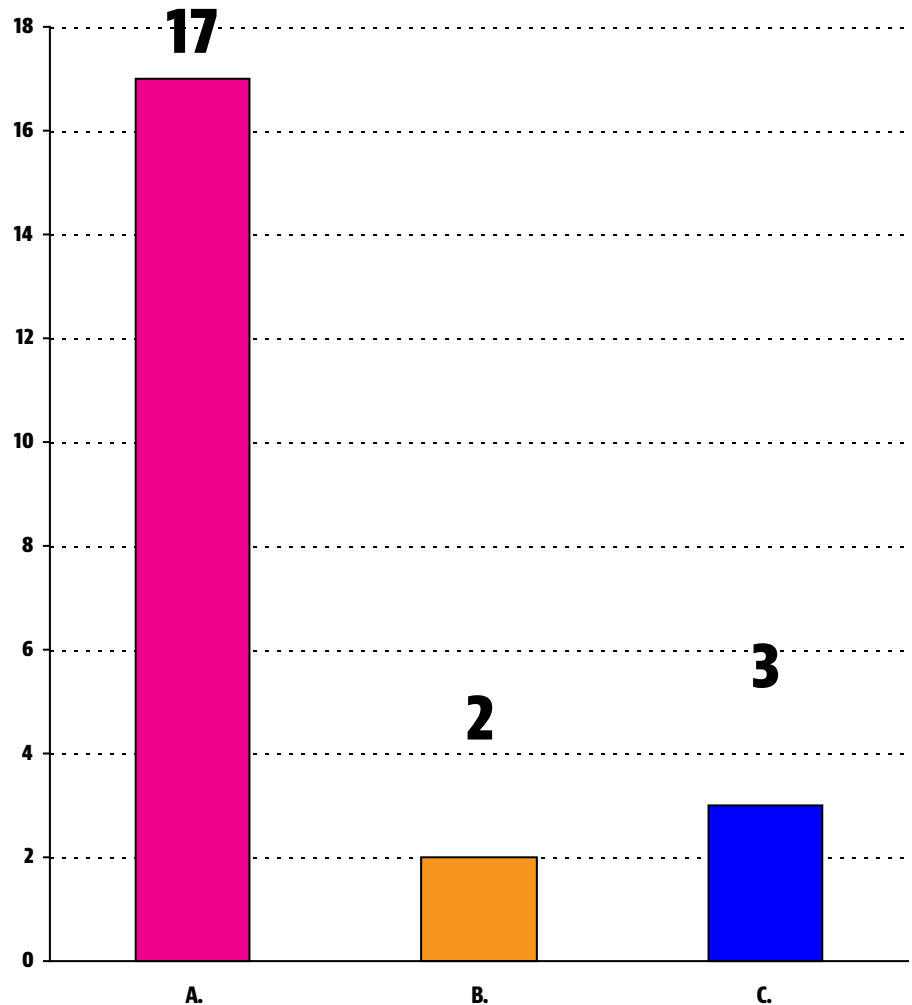
- Defined as Northeast Industrial Area on Land Use Guidance map
- East 8th Street Corridor Study
- Extension of collector street grid west of the airport supported by both the 2035 Comprehensive Transportation Plan and East 8th Street Corridor Plan

WHAT WE'VE HEARD

- Identified as an appropriate area for industrial development as part of working group discussions

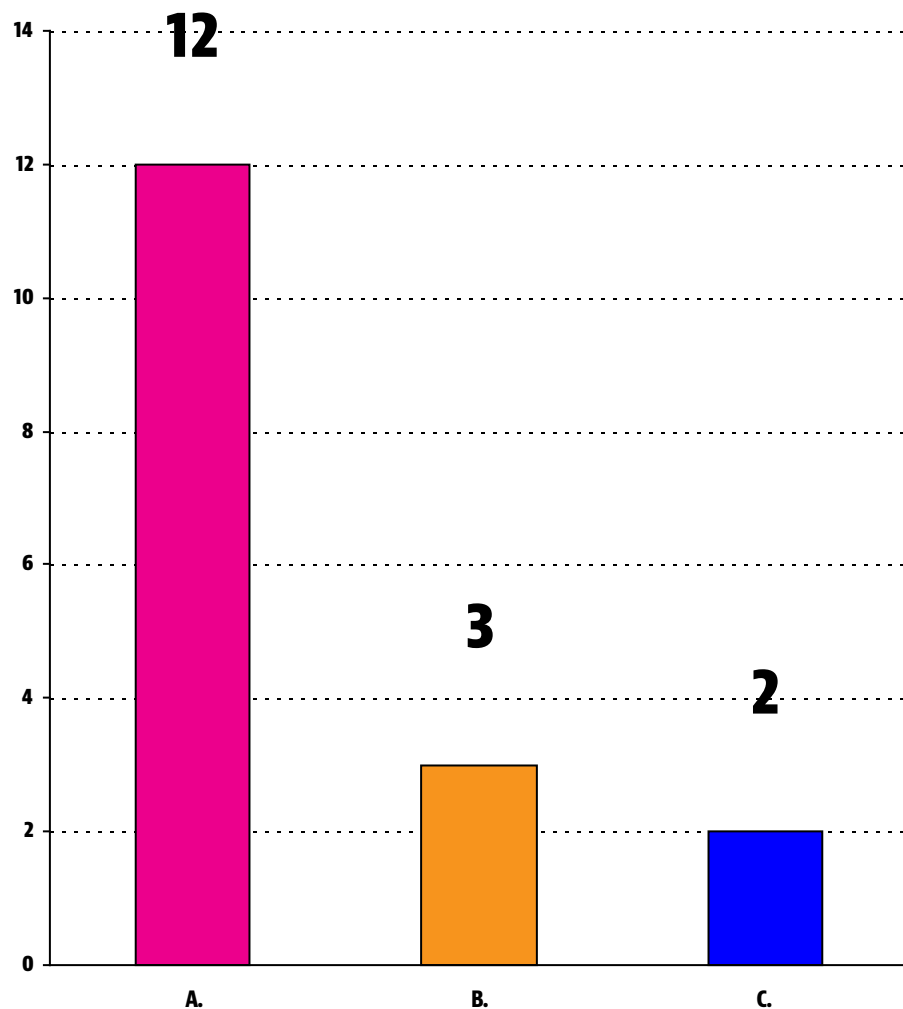
Should the City's growth area be extended east of WCR 47 to expand opportunities for industrial development in Northeast Greeley?

- A. Yes
- B. No
- C. Not sure/no opinion

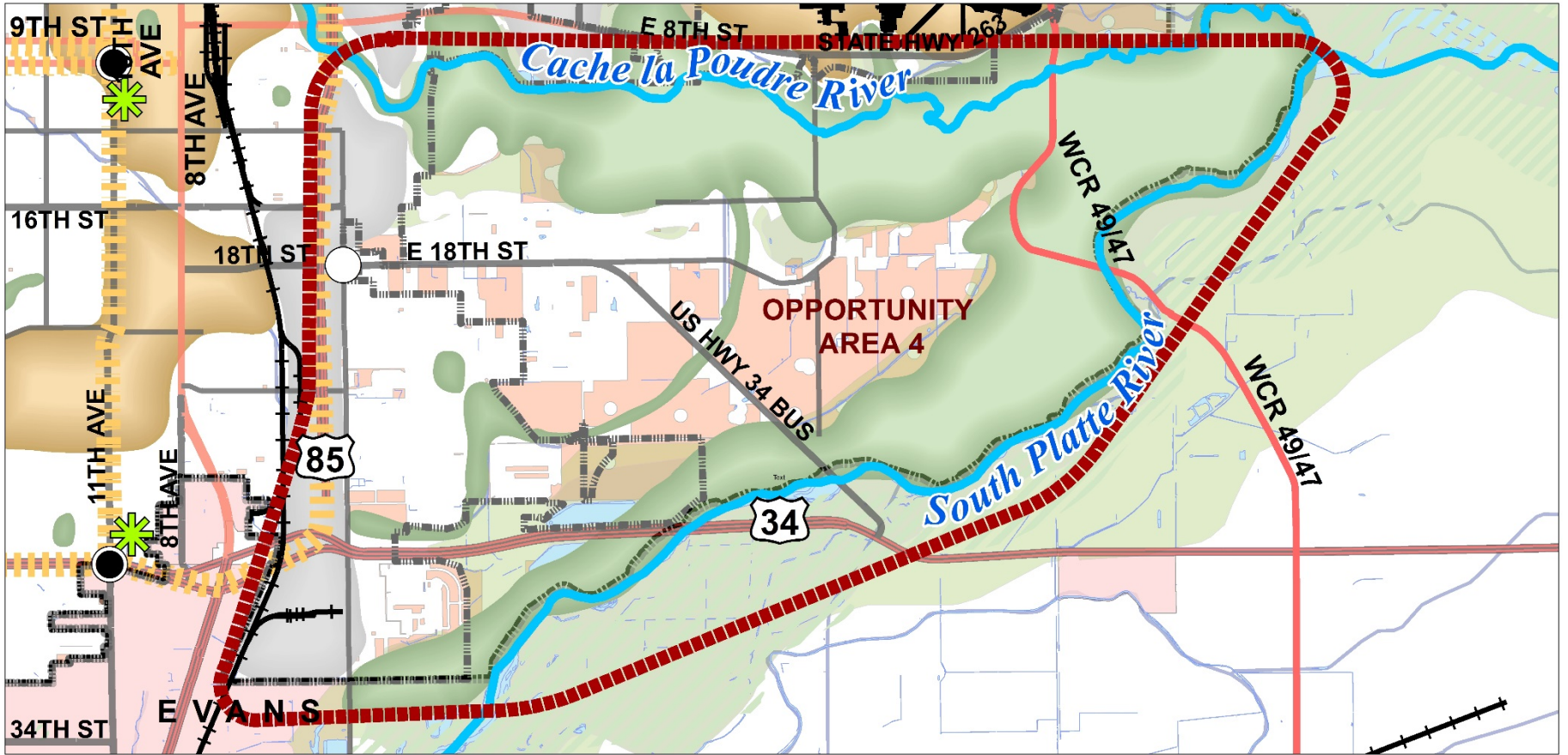


Should the City prioritize the extension of O St. to WCR 47 to help catalyze employment opportunities in Northeast Greeley?

- A. Yes
- B. No
- C. Not sure/no opinion



Area 4: East Greeley

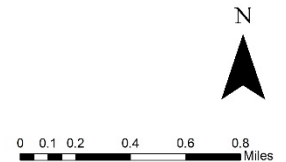


Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- Commercial Nodes**
- Developed
- Undeveloped
- Developing
- Open Space**
- Within LREGA
- Outside LREGA

- Suited for Industry**
- Outside LREGA
- Within LREGA
- Suited for Employment Uses**
- Outside LREGA
- Within LREGA



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East Greeley

ISSUES

- Lack of adequate public facilities
- Drainage/flooding issues associated with irrigation ditches
- Transition challenges between existing county subdivisions and future development
- Mix of incorporated/unincorporated parcels

OPPORTUNITIES

- Some pockets of vacant land suitable for future development
- Proximity to the Greeley-Weld County Airport
- Proximity to Downtown services and amenities
- Access to HWY 85 and Weld County parkway
- Portions within existing TIF district

East Greeley

CURRENT POLICY DIRECTION

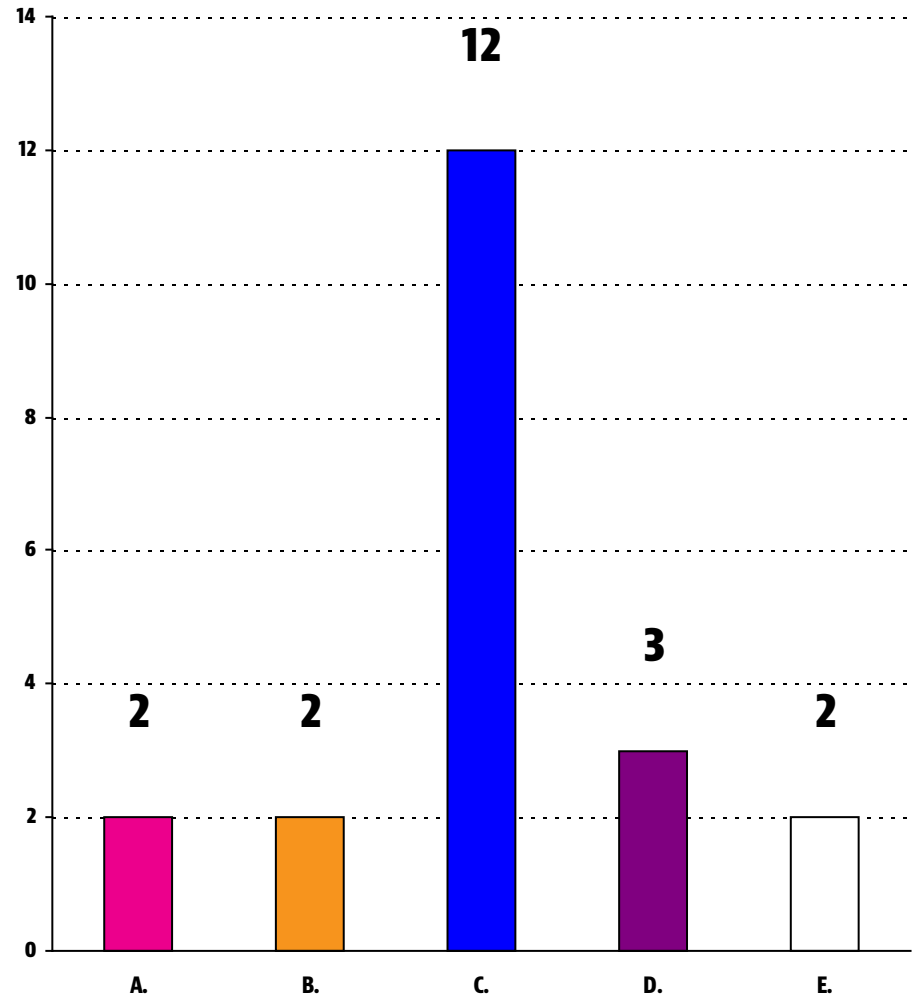
- Encourage City design standards
- Provide City services to existing urban uses when possible
- Discourage new urban uses when City services are not available

WHAT WE'VE HEARD

- Support for expanded residential uses, consistent existing development patterns
- Some interest in expanding employment/industrial uses
- Some interest in defined nodes of commercial uses (such as in a neighborhood or town center) to serve current and future residents in the area

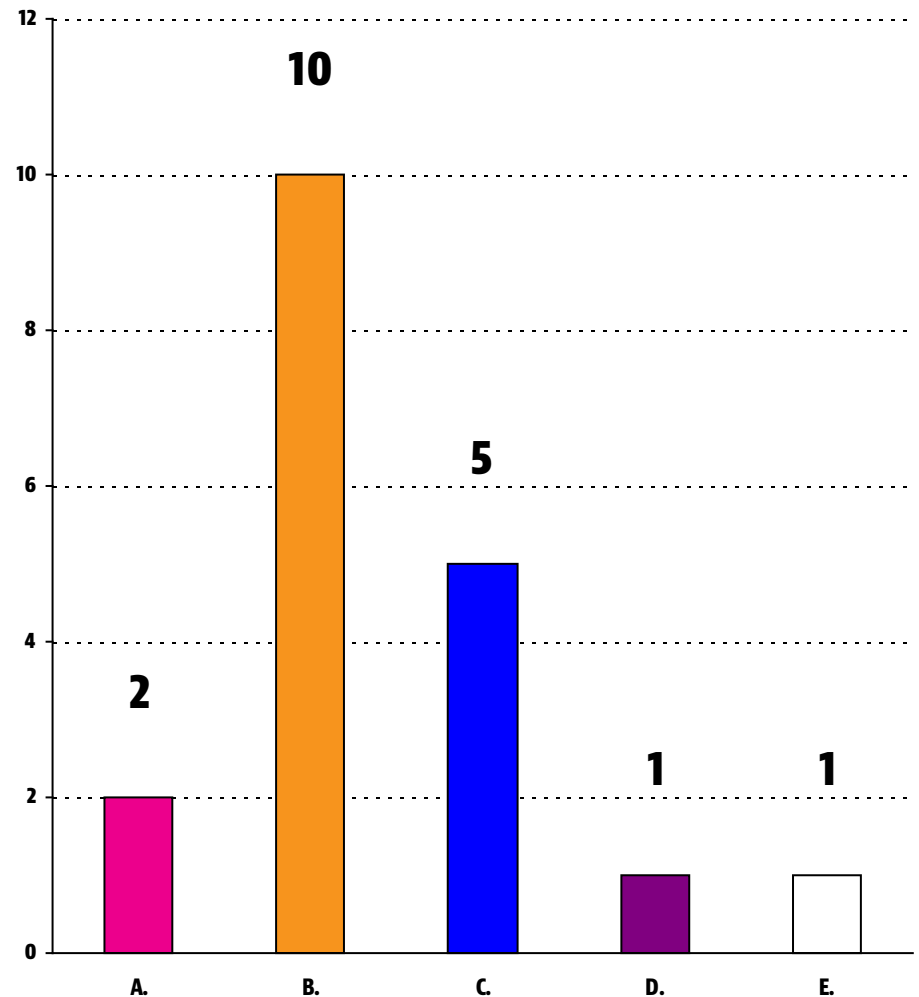
What types of uses should be encouraged in East Greeley in the future?

- A. Residential only
- B. Industrial/employment only
- C. A mix of residential and non-residential
- D. Other (please specify)
- E. Not sure/no opinion



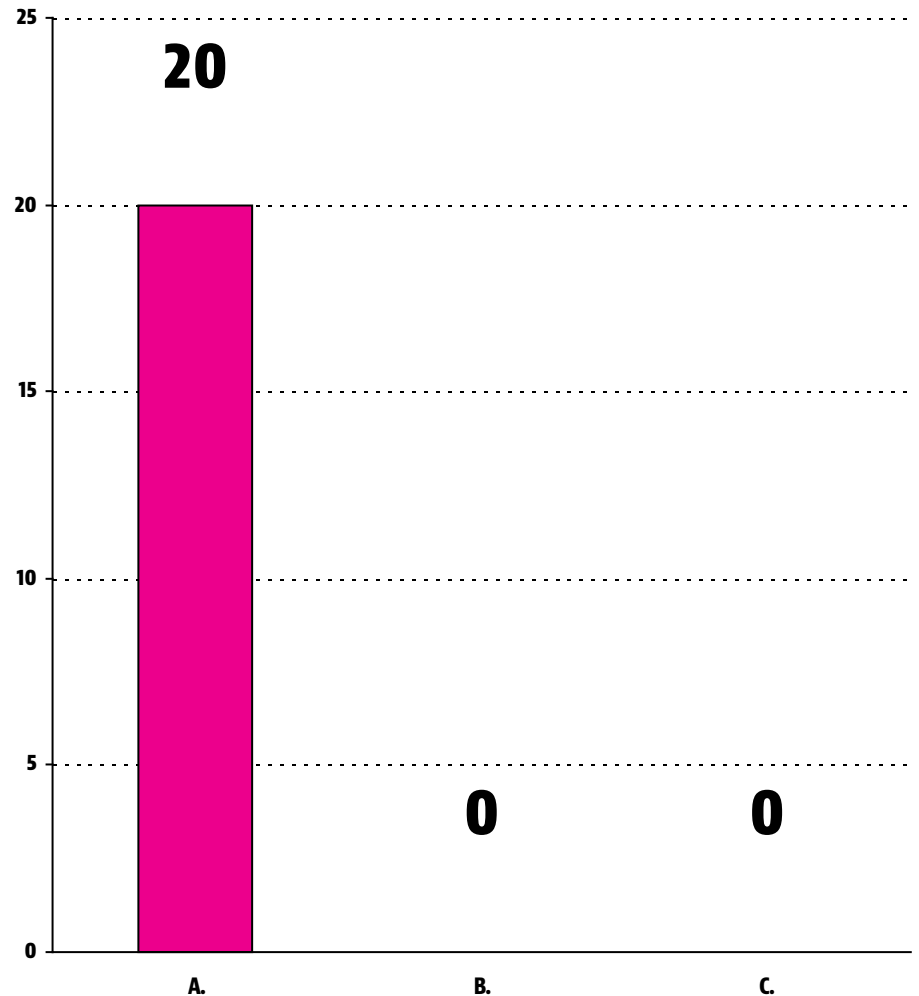
How much of a priority should providing additional infrastructure (water, sewer, sidewalks, etc.) to East Greeley be for the City?

- A. This should be a top priority
- B. This should be a high priority
- C. Not sure/I'm in the middle
- D. This should be a low priority
- E. This should not be a priority



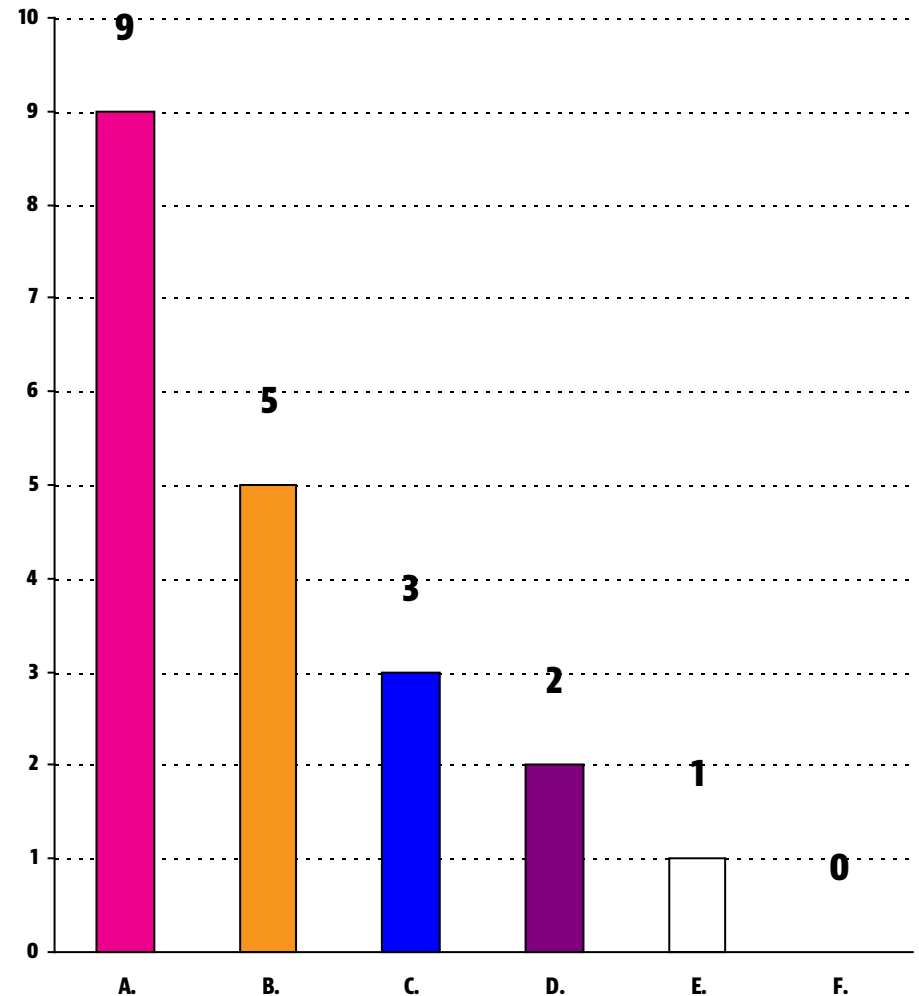
Do you support the construction of trails and preservation of open lands near the rivers in East Greeley?

- A. Yes
- B. No
- C. Not sure/no opinion

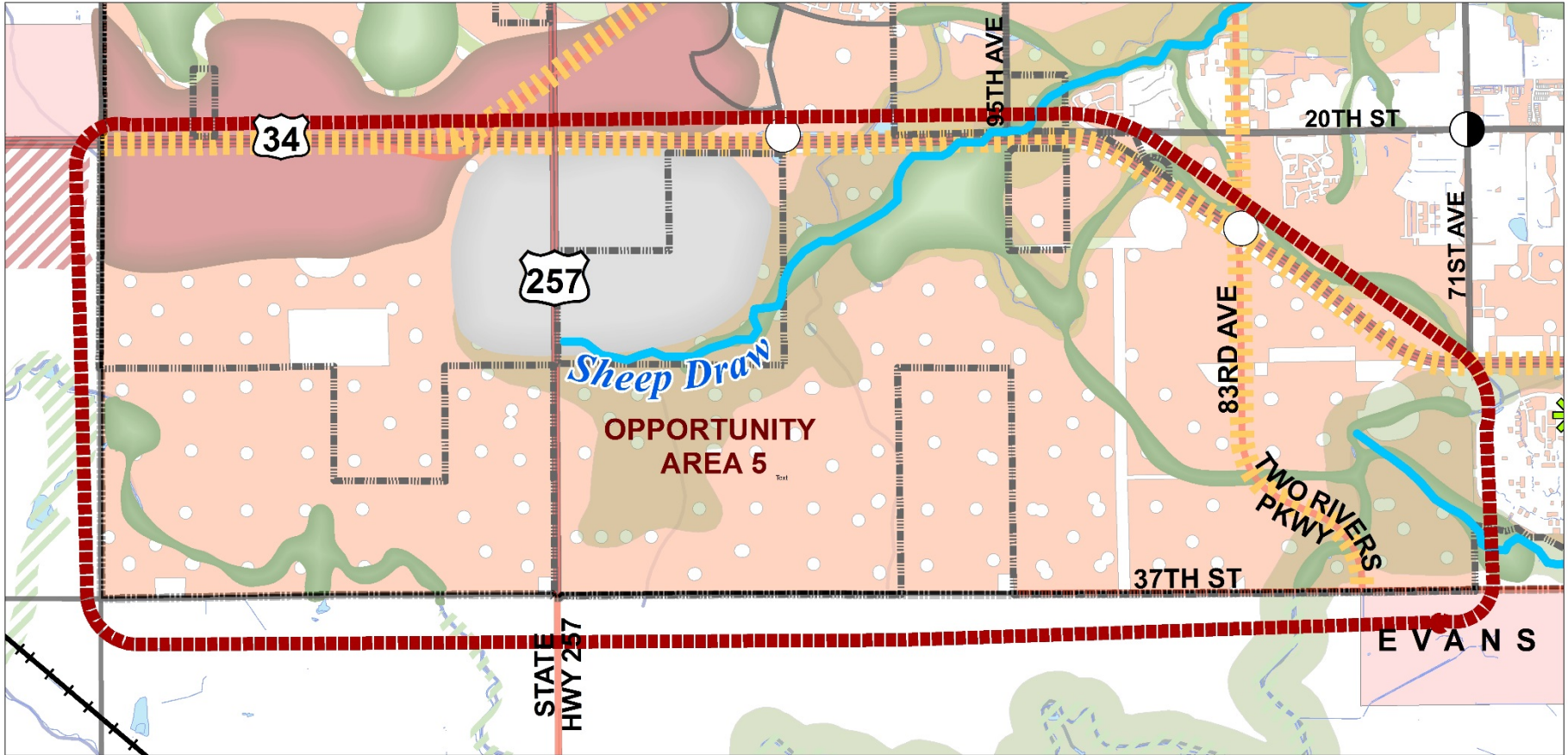


How important is encouraging commercial/ mixed-use nodes to expand access to services in East Greeley?

- A. Very important
- B. Somewhat important
- C. Not sure/I'm in the middle
- D. Somewhat unimportant
- E. Very unimportant
- F. Other (please specify)



Area 5: Southwest Greeley

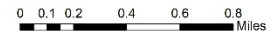


Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- Commercial Nodes**
- Developed
- Undeveloped
- Developing
- Open Space**
- Within LREGA
- Outside LREGA

- Suited for Industry**
- Outside LREGA
- Within LREGA
- Suited for Employment Uses**
- Outside LREGA
- Within LREGA



Date of Preparation 7/26/17

Southwest Greeley

ISSUES

- Lack of adequate public facilities
- Lack of amenities and services (such as parks)

OPPORTUNITIES

- Potential to expand housing options, and provide housing near employment areas
- Potential to maintain community separators and/or open space in conjunction with future development
- Potential to maintain agricultural lands

Southwest Greeley

CURRENT POLICY DIRECTION

- Included in LREGA
- No specific direction provided in regard to desired land uses
- 2016 PTOLMP recommends community separator along southern edge of area

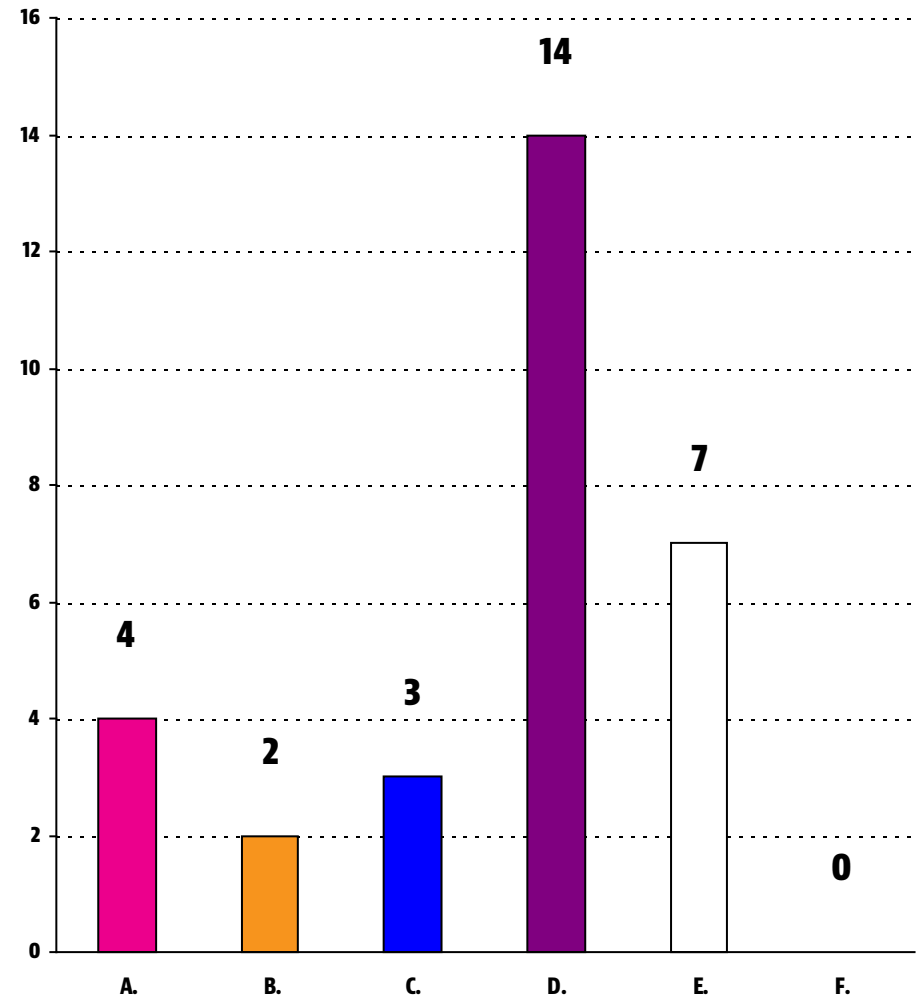
WHAT WE'VE HEARD

- Potential to expand housing options, and provide housing near employment areas
- Potential to maintain community separators and/or open space in conjunction with future development (e.g., large lot residential)
- Potential to maintain agricultural lands

What types of types of land uses should be encouraged in Southwest Greeley in the future?

Select all that apply:

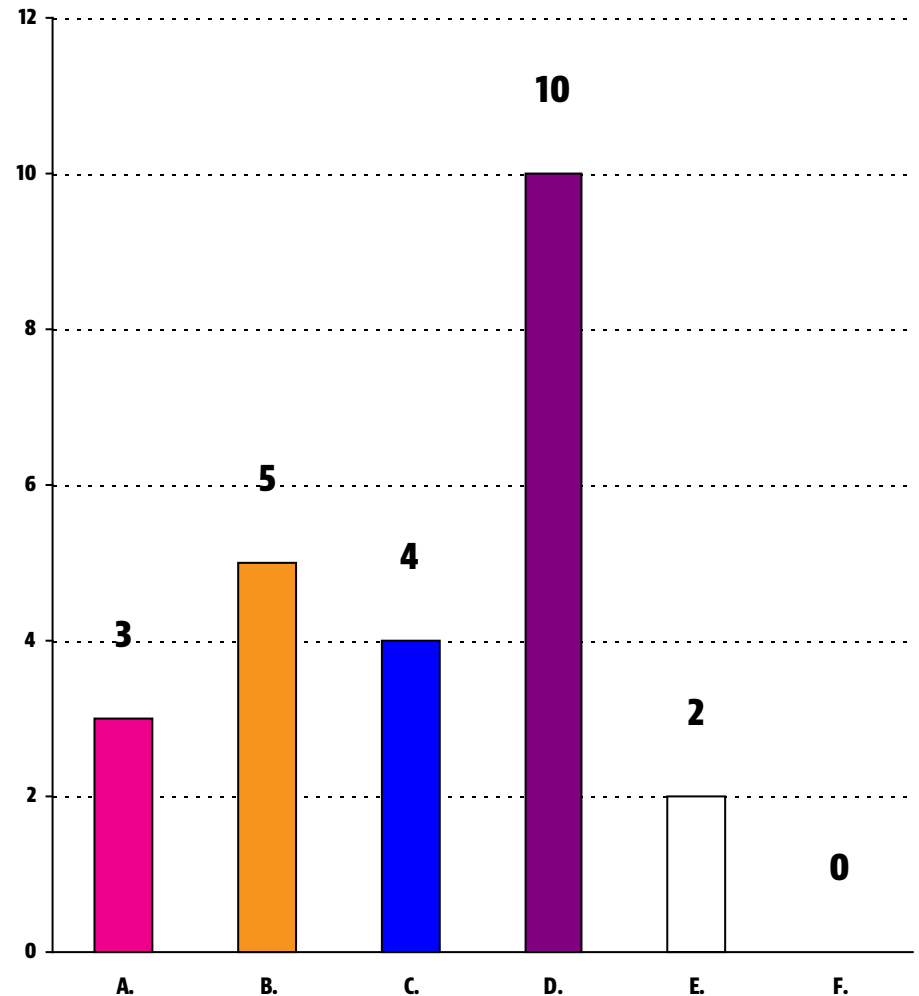
- A. Residential
- B. Employment
- C. Commercial/retail
- D. Mix of the above uses
- E. Other (please specify)
- F. Not sure/no opinion



If residential uses are encouraged in Southwest Greeley, what types of housing options would you like to see?

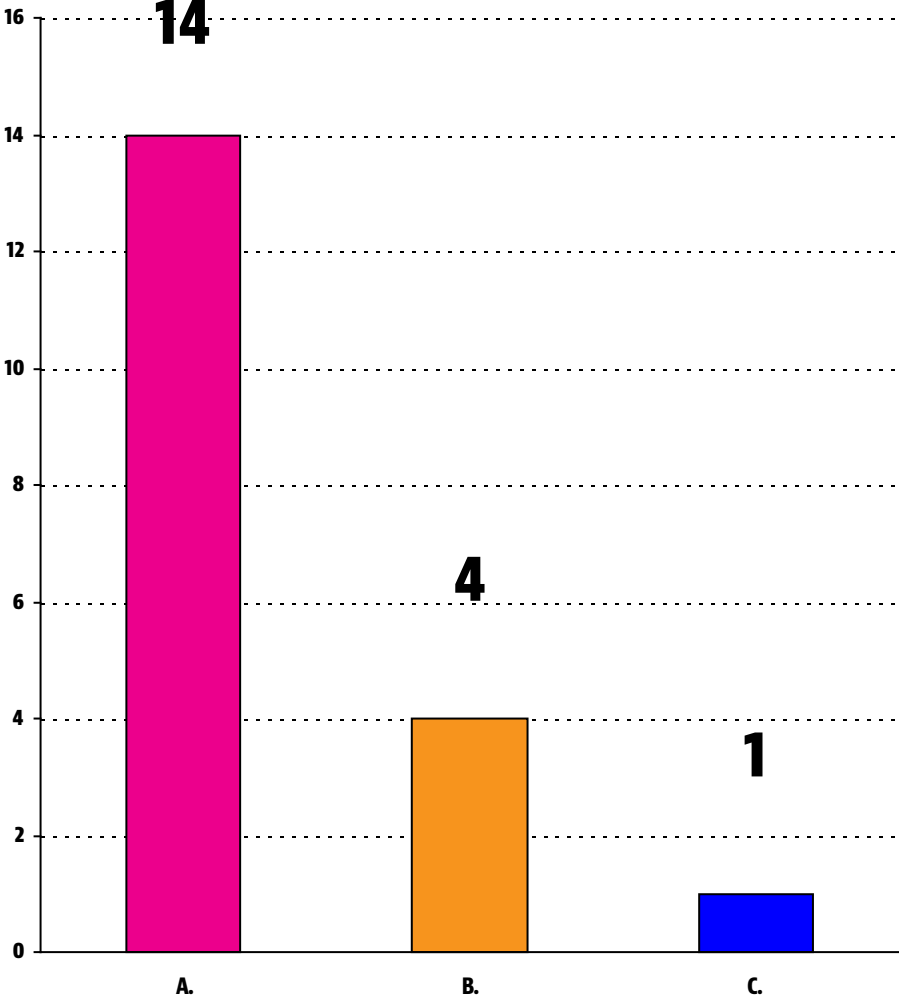
Select all that apply:

- A. High-density residential (multifamily apartments/condominiums)
- B. Medium-density (small lot single family, duplexes, townhomes, etc.)
- C. Low-density (single-family detached homes on larger lots)
- D. A mix of the above housing types and densities
- E. Other (please specify)
- F. Not sure/no opinion

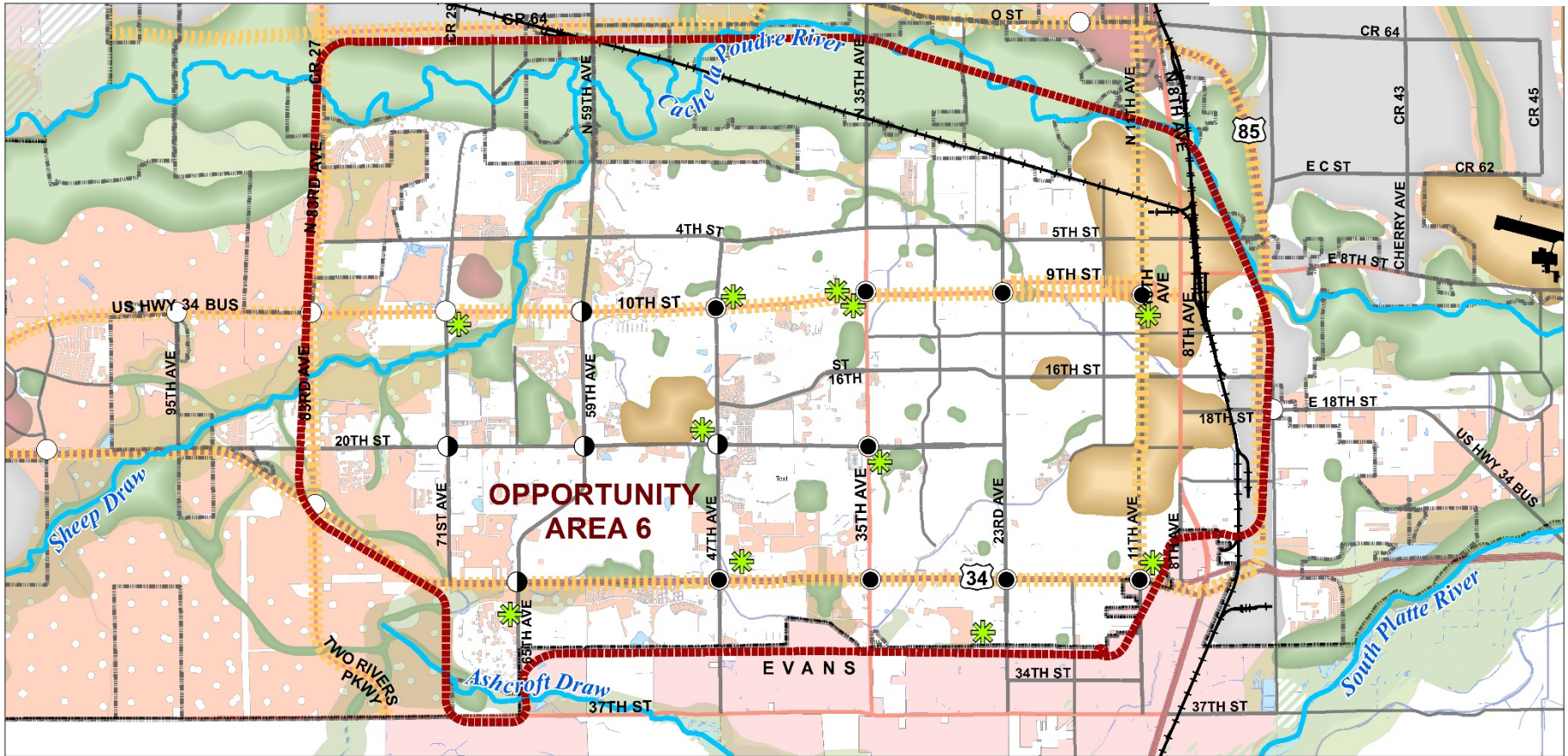


Should opportunities to maintain community separators be explored in Southwest Greeley?

- A. Yes
- B. No
- C. Not sure/no opinion



Area 6: Established Areas



Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- Commercial Nodes**
- Developed
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- Developing
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- Suited for Industry**
- Outside LREGA
- Within LREGA
- Suited for Employment Uses**
- Outside LREGA
- Within LREGA



0 0.1750.35 0.7 1.05 1.4 Miles

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Established Areas

ISSUES

- Development patterns are relatively set, especially in terms of road networks
- Potential for compatibility/transition issues between new development and existing development/neighborhoods
- Existing infrastructure may not have capacity to accommodate infill/redevelopment

OPPORTUNITIES

- Potential to revitalize existing area and neighborhoods
- Potential to locate higher density and/or mixed-use development near existing/planned transit
- Potential to expand housing options within the City (in terms of housing types)
- Potential to accommodate growth within already developed areas of the City instead of in greenfield development at the edges
- Potential to accommodate new development in areas already served by adequate public facilities

Established Areas

CURRENT POLICY DIRECTION

- The 2060 Comprehensive Plan:
 - Encourages the protection of historic neighborhoods and neighborhood character
 - Encourages incorporation of design elements to assist in transitions between new uses and existing neighborhoods
 - Encourages reinvestment in existing neighborhoods
- No clear policy direction exists for where infill/redevelopment is appropriate or should be encouraged (in neighborhoods or other areas)

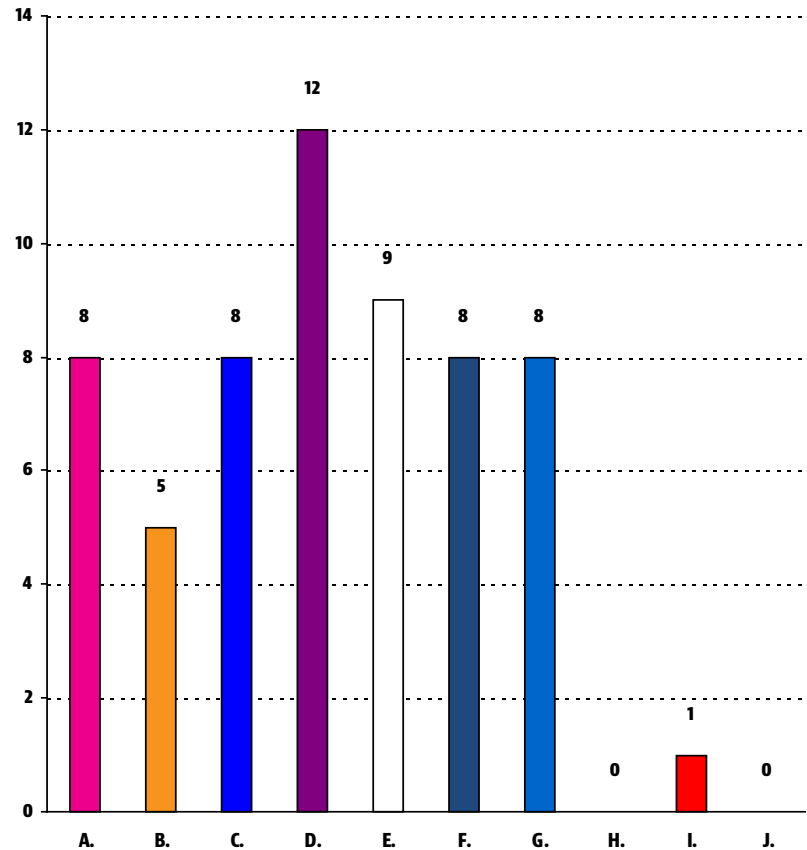
WHAT WE'VE HEARD

- Potential for higher-density housing and mix of uses in some established areas:
 - Downtown Greeley
 - Surrounding UNC
 - 8th Ave Corridor
- Desire for greater connectivity within and between neighborhoods
- Desire to limit sprawl

Where should infill/redevelopment be encouraged in established areas?

Select all that apply:

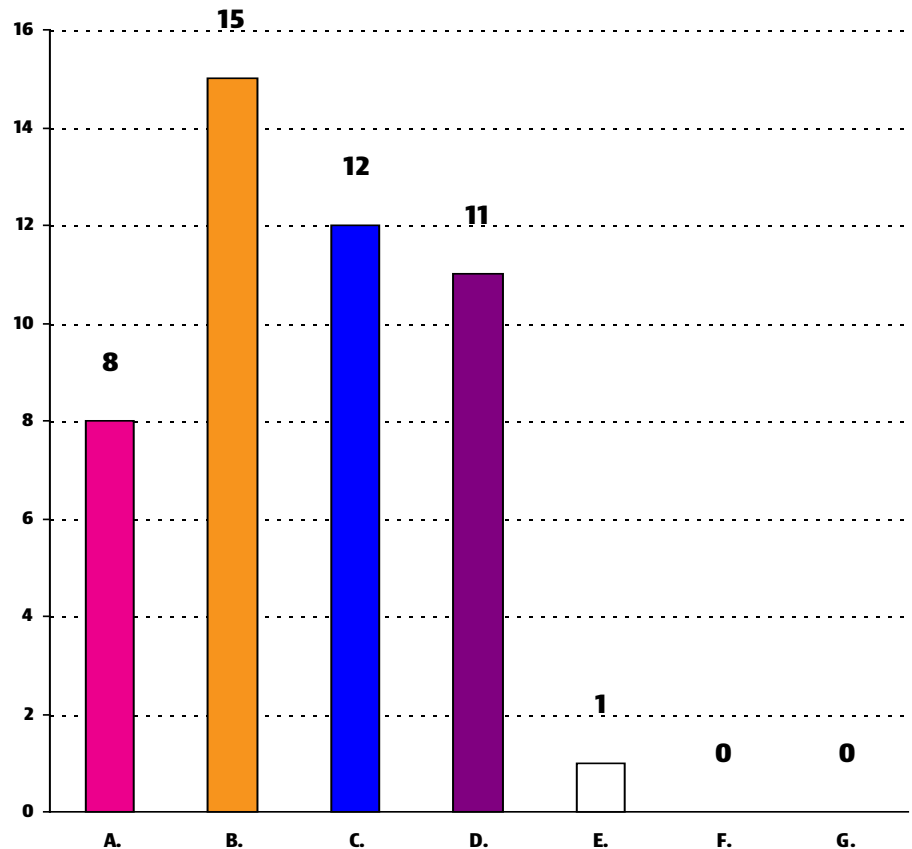
- A. Downtown and adjacent areas
- B. Surrounding UNC
- C. Along 8th Ave Corridor
- D. Major corridors (e.g., 10th St) and commercial centers (e.g., Greeley Mall)
- E. Older employment areas (former HP Complex)
- F. "Old Greeley" neighborhoods (east of 27th Ave)
- G. All established areas (including neighborhoods)
- H. Infill/redevelopment should not be encouraged in Greeley
- I. Other (please explain)
- J. Not sure/no opinion



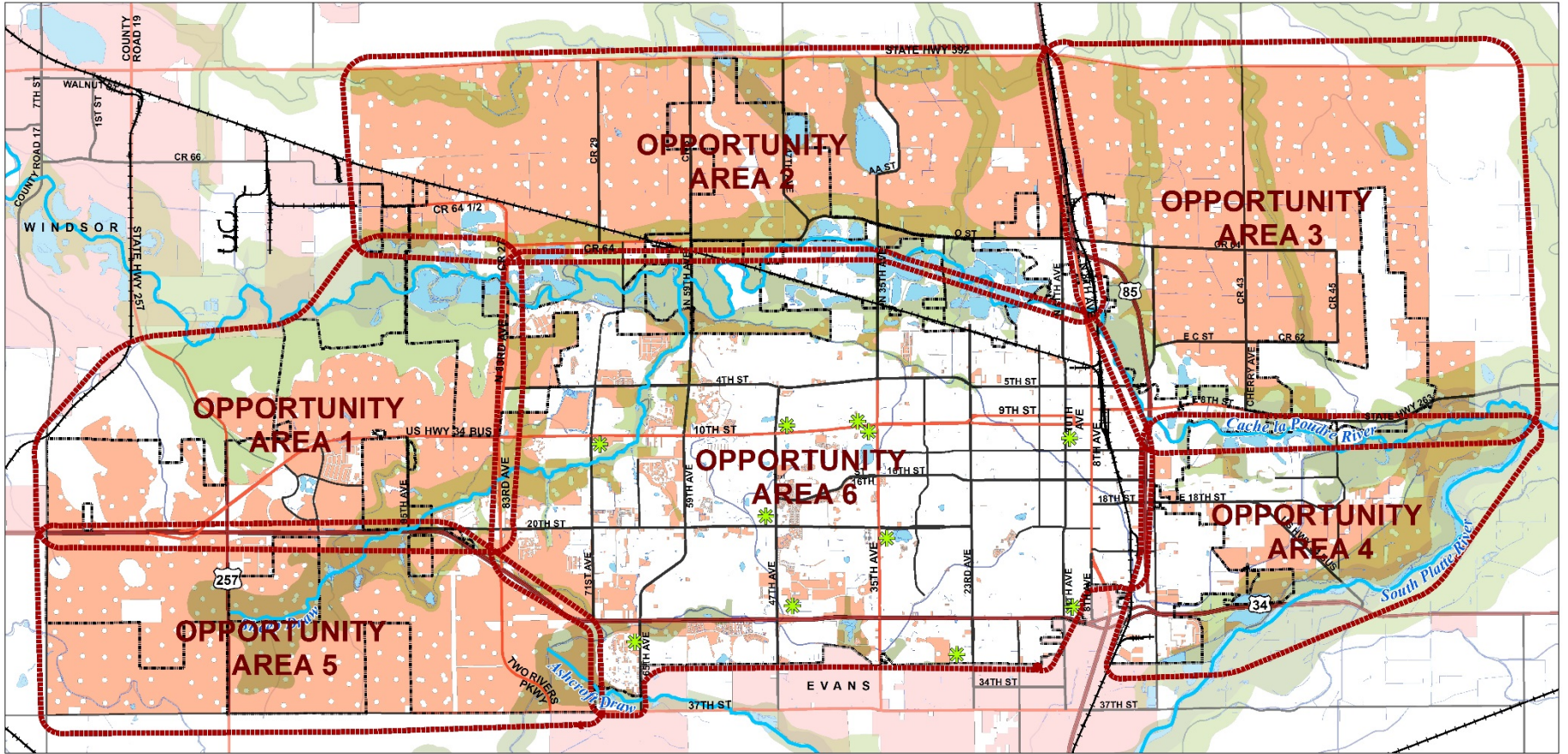
What steps should the City take to help stabilize established neighborhoods?

Select all that apply:

- A. Enhanced code enforcement
- B. Address infrastructure deficiencies (e.g., sidewalk repairs, bike lanes, park improvements)
- C. Homeowner support for repairs and maintenance
- D. Develop design standards/guidelines
- E. Other (please explain)
- F. The City should not take any steps to stabilize neighborhoods
- G. Not sure/no opinion



Opportunity Areas

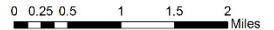


Legend

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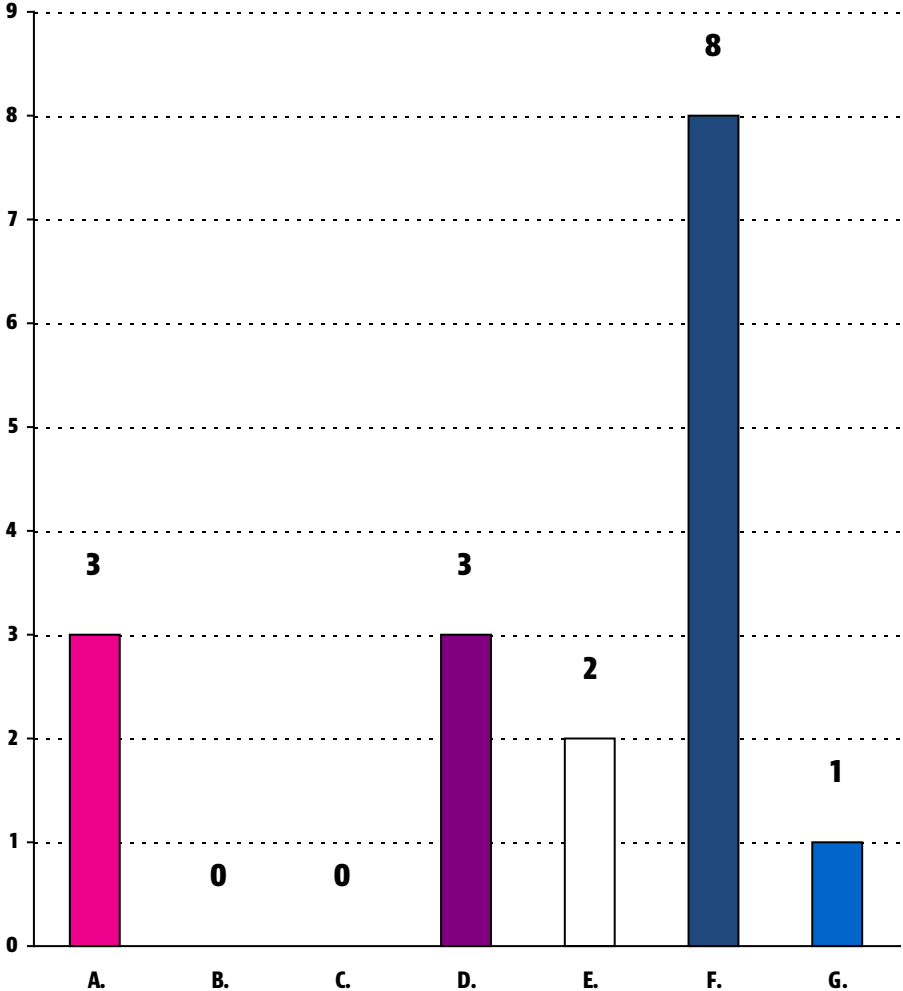
- Suited for Industry**
- Outside LREGA
- Within LREGA
- Suited for Employment Uses**
- Outside LREGA
- Within LREGA



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Of the Opportunity Areas discussed, which should be the highest priority for infrastructure investment?

- A. US 34 Gateway/Corridor
- B. Southwest Greeley
- C. North Greeley
- D. East Greeley
- E. Northeast Greeley
- F. Established Areas
- G. Not sure/no opinion



Wrap-up/Next Steps



Next Steps

- **Additional Community Workshop – August 3**
 - Rodarte Community Center
 - 5:00pm- 6:30pm
- **Online Input Opportunity: Alternatives and Community Preferences**
 - Available August 7 – August 25
- **Final Community Workshops: Review Draft Plan**
 - Late October